



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • MARCH 9, 2026

Regular Meeting

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

6:00 PM

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

IV. 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

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Lift Station Acceptance - Canopy Oaks Subdivision

Ron Sawyer with LIH Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept the Lift Station and a 20-foot utility easement located at 117 Canopy Crossing. An inspection was completed by the Planning Department and Public Works on January 29, 2026, and the lift station was in good working order. Zoning is PD/R-2.

Planning Commission recommends approval.

2. Right of Way Acceptance - The Preserve at Camden Woods

Ron Sawyer with LIH Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50-foot right of way (ROW) including all infrastructure within the finished 2,171.8 linear feet portion of Collin Nicholas Drive. An inspection of the infrastructure was completed by the Planning Department and Public Works on January 27, 2026, and all infrastructure was in good working order. Zoning is MU (Mixed Use).

Planning Commission recommends approval.

3. Home Occupation - 75 Lake Pointe Drive, Apartment 3207 - Parcel 121 023A

Whitley Countryman has applied for a Home Occupation Permit for a mobile florist business known as "December Eleven, LLC". The applicant has been notified and agrees to the

requirements of a Home Occupation as noted in KLADO. Zoning is C-2.

Planning Commission recommends approval.

4. Home Occupation - 205 Sugar Maple Way - Parcel 082R 019

Jessica Shirah has applied for a Home Occupation Permit for a tote rental and organizing business known as "Organized Chaos Solutions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.

5. Home Occupation - 101 Lake Forest South Court - Parcel 107R 068

Kristin Hill has applied for a Home Occupation Permit for an embroidery business known as "Salty Stiches Embroidery". 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.

6. Home Occupation - 101 Huntington Drive - Parcel 082M 023

Lauren Harms has applied for a Home Occupation Permit for a microgreens farming business known as "The Harmstead, 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.

7. Home Occupation - 255 Merriwood Court - Parcel 082N 027A

Branden Krull has applied for a Home Occupation Permit for a baked bread business known as "Salt & Starter Bread Co., LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.

8. Special Use Permit - 133 Lake Manor Drive - Parcel 107T 039

Sabrina Hannan, with Timeless Care Homes, LLC has applied for a Special Use Permit to be able to operate a Personal Care Home at her residence, located at 133 Lake Manor Drive. Personal Care Homes are inspected and subject to the rules of the Department of Human Resources and are not regulated by The City of Kingsland. Zoning is PD/R-1.

The Planning Staff does not recommend approval.

If approved, the Planning Staff recommends adding the following condition:

- 1) At any time, there may be no parking in the street.

Planning Commission and staff does not recommend approval.

VIII. NEW BUSINESS

1. Appointment of City Attorney

Appointment of a City Attorney to provide legal services and representation for the City in accordance with Georgia law. The City Attorney will advise the Council, staff, and city boards on legal matters, draft ordinances and contracts, and represent the City in legal proceedings.

2. Appointments to the Kingsland Development Authority Board

1. Reappointment of Elijah Von Behren - Term to expire December 31, 2030
2. Reappointment of: Steven Sainz - Term to expire December 31, 2030

3. Approval of: Data Center Ordinance 2026-03

A Data Center Ordinance that establishes zoning standards, development requirements, and operational guidelines tailored to this use. The ordinance is designed to protect community interests, ensure compatibility with surrounding land uses, and provide clear criteria for future applications.

Staff recommends approval

4. Approval of: Resolution 2026-07 - Adoption of the Section 125 POP Agreement

With the Section 125 Premium Only Plan, employees will save on insurance premiums they pay through payroll deduction. Also, for every \$1000 of insurance our employees deduct (pre-tax) from their payroll checks, the city saved about \$80 in FICA taxes.

Staff recommends approval.

5. Approval Of: City of Kingsland and Camden County Public Service Authority IGA

The purpose of this Agreement is to establish the terms and conditions under which Kingsland will be reimbursed for the cost of improvements made to parks and recreation facilities as part of the PSA SPLOST VIII Projects from the remaining unspent SPLOST VIII proceeds designated for Kingsland owned parks. All reimbursements under this Agreement shall be limited strictly to expenditures that are authorized under the SPLOST VIII Referendum and permitted by applicable Georgia law.

Staff recommends approval.

6. Bid Award: Renovation of Fire Station #3

The City solicited proposals for the renovation of Fire Station #3, located at 595 East King Avenue. The project includes renovation and modernization of the existing facility, with interior, exterior, and building systems improvements as outlined in the project plans and specifications. The lowest responsive base bid exceeds the current project budget by \$424,814. To proceed, staff will request additional funding through a transfer from the General Fund to the Capital Projects Fund in FY 2026–2027.

Staff recommends the low bid, Bent Pine Construction, for a base bid of \$2,424,814 with a deduction of alternate number 4 (landscaping allowance) of \$40,000, for a contract award of \$2,384,814.

7. Approval Of: Purchase of PSA Surplus Equipment

Two Exmark mowers and two Polaris side by sides for a total of \$23,500.

Staff recommends approval.

8. Approval Of: Pilot Program for Cellular AMI Retrofit on Water Meters

The City solicited quotes for a pilot program to install and test 100 cellular Advanced Metering Infrastructure (AMI) retrofit registers on existing 5/8" water meters. This pilot will evaluate the performance of cellular technology in specific service areas, including Harriet's Bluff, North Shore, and Meadows. The system will provide hourly meter reads, leak detection alerts, and a customer portal for real-time usage monitoring.

The pilot program will help determine the reliability of cellular signal coverage and overall system functionality in Kingsland's service area. Advantages of the new AMI technology include improved billing accuracy, early leak detection to reduce water loss, faster customer service response times, and increased convenience for residents through online access to consumption data. Results from the pilot will guide future decisions on citywide conversion and meter replacement, which may be considered for implementation in the next budget year.

Staff recommends approval.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. 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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Lift Station Acceptance- Canopy Oaks Subdivision

Summary:

Ron Sawyer with Sawyer Land Development, LLC has submitted a Quit- Claim Deed requesting the City of Kingsland to accept the Lift Station and a 20' utility easement located at 117 canopy Crossing. An inspection was completed by the Planning Dept. and Public Works on January 29, 2026 and the lift station 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 & Zoning Director

**Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 26-50885**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 9th day of March, 2026,
between, **Sawyer Land Development LLC**, a Georgia limited liability company
f/k/a **Gross Road Development LLC**, a Georgia limited liability company, 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, the following described property:

See Exhibit "A" attached hereto.

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

49496

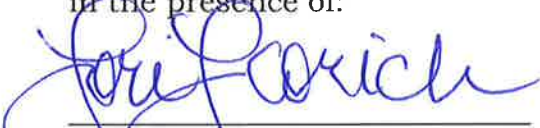
title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hands and seals of the respective officers, the day and year above written.

Sawyer Land Development LLC f/k/a
Gross Road Development LLC

By:  (SEAL)
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public

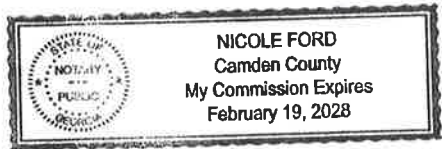


Exhibit "A"

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 tract containing 0.04 acres, more or less, and labelled as "LIFT STATION" on that plat of survey titled "MAP TO SHOW SUBDIVISION PLAT OF CANOPY OAKS, PHASE ONE REPLAT" by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated August 19, 2025, recorded in Plat Book 2025, page 148, Camden County, Georgia, records.

There is also hereby conveyed a perpetual, assignable, non-exclusive easement for ingress and egress, for clearing, and for laying and maintaining water, sewer, and electrical lines of all types and descriptions, over, under, through and across that area labelled as "20' ACCESS & UTILITY EASEMENT" on said plat.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, Sawyer Land Development LLC has constructed and installed a lift station within the City of Kingsland that Sawyer Land Development LLC desires to dedicate to the City of Kingsland; and

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

WHEREAS, Sawyer Land Development LLC has tendered to the City of Kingsland a deed conveying the aforesaid lift station, 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 Sawyer Land Development LLC to the City of Kingsland, Georgia, conveying the aforesaid lift station, dated _____, is hereby accepted by the City of Kingsland.

THIS _____ day of _____, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)
Its Mayor

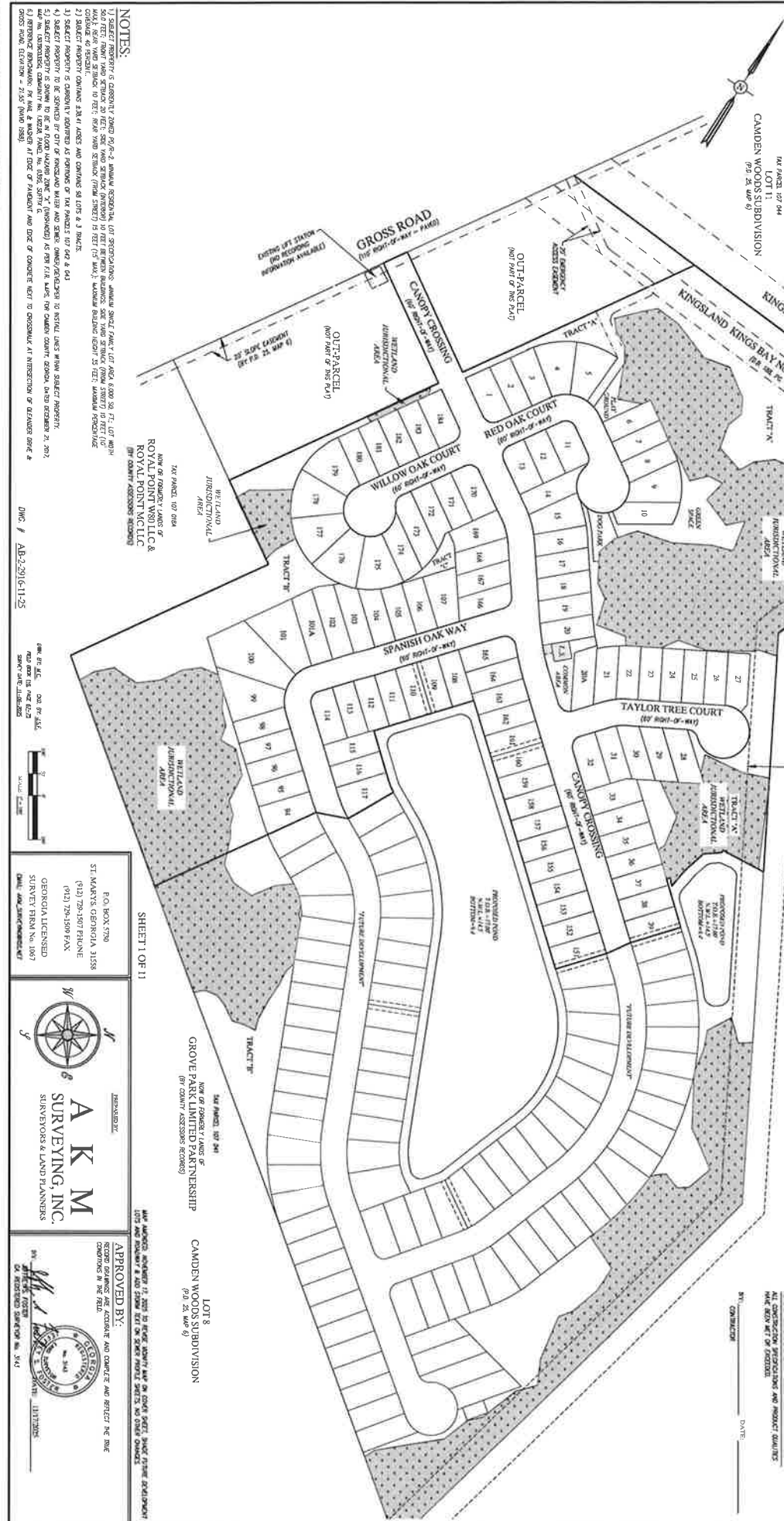
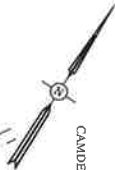
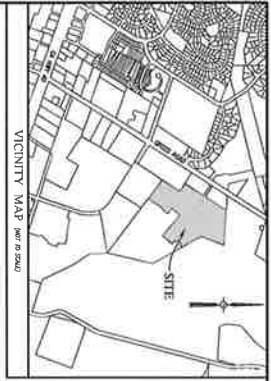
Attest: _____ (SEAL)
Its Clerk

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 March 9th, 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 _____, 2026.

Jo Seigler



*** RECORD DRAWING ***
"AS BUILT"
WATER, STORM SEWER & SANITARY SEWER

MAP TO SHOW ASBUILT SURVEY
CANOPY OAKS - PHASE ONE
 CITY OF KINGSLAND, 1606th G.M.D.,
 CAMDEN COUNTY, GEORGIA
 FOR: LAUREL ISLAND HOLDINGS, LLC

SAWYER ASSOCIATES
 PROPERTY OWNED BY:
 LAUREL ISLAND HOLDINGS, LLC
 1606th G.M.D., CAMDEN COUNTY, GEORGIA
 (912) 825-7725
 (912) 824-4232

CONTRACTOR CERTIFICATION:
 ALL CONTRACTING OPERATIONS AND PRODUCT QUALITIES
 HAVE BEEN IN ACCORDANCE WITH THE CITY OF KINGSLAND

DATE: _____
 BY: _____

- NOTES:**
- 1) SUBJECT PROPERTY IS CURRENTLY ZONED R-100. ALL REGULATIONS, ORDINANCES, AND CODES SHALL APPLY. LOT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 - 2) SUBJECT PROPERTY IS CURRENTLY ZONED R-100. ALL REGULATIONS, ORDINANCES, AND CODES SHALL APPLY.
 - 3) SUBJECT PROPERTY IS CURRENTLY ZONED R-100. ALL REGULATIONS, ORDINANCES, AND CODES SHALL APPLY.
 - 4) SUBJECT PROPERTY IS CURRENTLY ZONED R-100. ALL REGULATIONS, ORDINANCES, AND CODES SHALL APPLY.
 - 5) REFERENCE ELEVATION: BY MAIL & WATER AT EDGE OF PARADELT AND DATE OF CONCRETE LEFT TO PRODUCE AT INTERSECTION OF DRIVEWAY AND 4' CROSS ROAD ELEVATION = 215.5 (MAY 1988).

NAME OF PROPERTY OWNERS:
ROYAL POINT WOODS LLC & ROYAL POINT MCGILLIC
 (BY COUNTY RECORDS RECORDS)

NAME OF PROPERTY OWNERS:
GROVE PARK LIMITED PARTNERSHIP
 (BY COUNTY RECORDS RECORDS)

NAME OF PROPERTY OWNERS:
CAMDEN WOODS SUBDIVISION
 (BY 25, APR 09)

NAME OF PROPERTY OWNERS:
LAUREL ISLAND HOLDINGS, LLC
 (BY 25, APR 09)

NAME OF PROPERTY OWNERS:
LAUREL ISLAND HOLDINGS, LLC
 (BY 25, APR 09)

APPROVED BY:

 SURVEYOR



P.O. BOX 5700
 ST. MARVS, GEORGIA 31558
 (912) 726-1977 PHONE
 (912) 726-1599 FAX
 GEORGIA LICENSED
 SURVEYOR No. 1007
 DATE: 04/29/2016



AKM SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

DATE: 04/29/2016
 TIME: 11:17 AM
 PROJECT: CAMDEN WOODS SUBDIVISION



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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Right of Way Acceptance- The Preserve at Camden Woods

Summary:

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Zoning: MU (Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning & Zoning Director

**Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 26-50885**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 9th day of March, 2026,
between, **LIH Holdings, LLC**, a Georgia limited liability company, 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, the following described property:

See Exhibit "A" attached hereto.

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

50885

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 the hands and seals of the respective officers, the day and year above written.

LIH Holdings, LLC

By: Sawyer Land Development LLC,
its sole Member

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness
[Signature]
Notary Public

By: *[Signature]* (SEAL)
Ronald H. Sawyer, its Manager

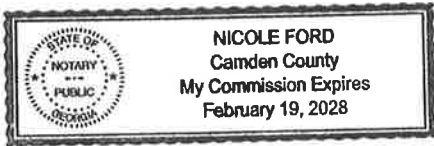


Exhibit "A"

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY (A 100 FOOT RIGHT-OF-WAY) AND BEING THE NORTHWESTERLY CORNER OF TRACT "A", THE VILLAS AT CAMDEN WOODS (ACCORDING TO PLAT RECORDED IN PLAT BOOK 2021, PAGE 127, PUBLIC RECORDS OF SAID COUNTY), AND RUN THENCE NORTH 14°-48'-59" EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 163.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 14°-48'-59" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 41.60 FEET TO A POINT OF CURVATURE IN SAID RIGHT-OF-WAY LINE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 5929.00 FEET, A CHORD DISTANCE OF 8.47 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 14°-51'-27" EAST; RUN THENCE SOUTH 72°-15'-30" EAST, A DISTANCE OF 435.67 FEET TO A POINT; RUN THENCE SOUTH 74°-29'-05" EAST, A DISTANCE OF 1255.68 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 60°-30'-55" EAST; RUN THENCE NORTH 15°-30'-55" EAST, A DISTANCE OF 55.51 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 324.31 FEET, A CHORD DISTANCE OF 73.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 08°-59'-01" EAST; RUN THENCE NORTH 02°-27'-08" EAST, A DISTANCE OF 267.08 FEET TO A POINT; RUN THENCE SOUTH 87°-32'-52" EAST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE SOUTH 02°-27'-08" WEST, A DISTANCE OF 267.08 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 374.31 FEET, A CHORD DISTANCE OF 85.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 08°-59'-01" WEST; RUN THENCE SOUTH 15°-30'-55" WEST, A DISTANCE OF 55.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET, A CHORD DISTANCE OF 106.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 60°-30'-55" WEST; RUN THENCE NORTH

50885

74°-29'-05" WEST, A DISTANCE OF 690.52 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 60°-32'-05" WEST; RUN THENCE SOUTH 15°-33'-15" WEST, A DISTANCE OF 121.43 FEET TO A POINT; RUN THENCE NORTH 74°-29'-05" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE NORTH 15°-33'-15" EAST, A DISTANCE OF 121.39 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 29°-27'-55" WEST; RUN THENCE NORTH 74°-29'-05" WEST, A DISTANCE OF 466.13 FEET TO A POINT; RUN THENCE NORTH 72°-15'-30" WEST, A DISTANCE OF 434.09 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.67 ACRES, MORE OR LESS AND IS SHOWN AND DESCRIBED ON THAT SURVEY BY AKM SURVEYING, INC., DATED JANUARY 30, 2026, CERTIFIED BY JEFFREY S. FOSTER, GRLS NO. 3143.

Together with all of the water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights lying within said 2.67 acres.

There is also hereby conveyed a 5 foot wide easement for drainage and utilities to the City of Kingsland along all unrestricted front, side and rear lot lines as shown on that plat of survey titled "Final Subdivision Plat of The Villas at Camden Woods - Phase 2A" prepared by Bennett Surveying, Inc., dated January 2, 2025, and recorded in Plat Book 2025, page 20, Camden County, Georgia records, but not the fee simple title to any portion of any lot over which said easements lie.

This conveyance shall not include the title to any irrigation lines and wells located within the property being conveyed. Grantor hereby reserves an easement over, under and through the aforesaid property for the placement, repair, and maintenance of irrigation lines and wells.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, LIH Holdings, LLC has constructed and installed certain streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights within the City of Kingsland that LIH Holdings, LLC desires to dedicate to the City of Kingsland; and

WHEREAS, the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights required under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, LIH Holdings, LLC, has tendered to the City of Kingsland a deed conveying the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights, 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 LIH Holdings, LLC, to the City of Kingsland, Georgia, conveying the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights , dated _____, is hereby accepted by the City of Kingsland.

THIS _____ day of _____, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____(SEAL)
Its Mayor

Attest: _____(SEAL)
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 March 9th, 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 _____, 2026.

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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Home Occupation- 75 Lake Pointe Dr. Apartment 3207
Parcel # 121 023A

Summary:

Whitley Countryman has applied for a home occupation permit for a mobile florist business known as “December Eleven, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: C-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



240178

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: Whitley Countryman PHONE: [REDACTED]

ADDRESS: 75 Lake Pointe Dr, Apt 3207 Kingsland, Ga 31548

FAX: N/A 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: December Eleven LLC (DBA Wild Blooms)

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 75 Lake Pointe Dr

TAX MAP & PARCEL NUMBER: 121 023A ZONING: C-2

OWNER OF SITE, IF NOT APPLICANT: Grand Pointe Apartments PGK Property, LLC

ADDRESS: 75 Lake Pointe Dr Apt 3207

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: Whitley Countryman DATE: 01/30/2026



**CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT**

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2/2/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/2/26

3. DATE PERMIT FEE PAID: 2/3/26 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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 PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

2/2/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Whitley Countryman

ADDRESS: 75 lake Pointe Dr Apt 3207

CITY: Kingsland **STATE:** Ga **ZIP:** 31548

PHONE:(X) [REDACTED] **FAX:()** [REDACTED] **E-MAIL:** [REDACTED]

PROPOSED BUSINESS: Wild Blooms, mobile florist **LOCATION:** Residence

TAX PARCEL: 121 023A **ZONING:** C-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: 150 Business area sq. ft. 1100 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.

Whitley Countryman
SIGNATURE OF APPLICANT

01/30/2026
DATE



POINTE GRAND

APARTMENT HOMES

February 5, 2026

Whitley Countryman
Apartment #3207
Pointe Grand Apartment Homes
Kingsland, GA 31548

RE: Approval to Operate Home-Based Floral Business

Dear Ms. Countryman,

This letter serves as written approval for you to operate your floral business from your apartment home, #3207, at Pointe Grand Apartment Homes.

Please note that this approval is subject to the following condition:

- No clients, customers, or business-related visitors are permitted to conduct business activities within your apartment home or anywhere on the property.

All business operations must be conducted in a manner that does not create additional traffic, noise, disruption, or nuisance to the community. Deliveries related to your floral business must remain reasonable and in compliance with all community policies.

This approval may be revoked if any lease violations occur or if business activities interfere with the quiet enjoyment of other residents.

If you have any questions, please feel free to contact the leasing office.

We wish you continued success with your floral business.

Sincerely,

Emiko Board

Community Manager
Pointe Grand Apartment Homes

Resident Acknowledgment:

I, Whitley Countryman, acknowledge and agree to the terms outlined above.


Whitley Countryman
Date: 2/9/2026

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
- 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





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	121 023A	Owner	PGK PROPERTY LLC ETAL	Last 2 Sales			
Class Code	Commercial		244 MADISON AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		AUITE 439	7/8/2021	\$43647264	AL	U
	KINGSLAND		NEW YORK, NY 10016	2/12/2020	0	CR	U
Acres	20.92	Physical Address	75 LAKE POINTE DR				
		Assessed Value	Value \$25687153				

(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: 2/2/2026

Last Data Uploaded: 1/30/2026 7:34:54 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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Home Occupation- 205 Sugar Maple Way- Parcel # 082R 019

Summary:

Jessica Shirah has applied for a home occupation permit for a tote rental and moving business known as “Organized Chaos Solutions, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



240177

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

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

APPLICANT: Jessica Shirah PHONE: [REDACTED]

ADDRESS: 205 Sugar Maple Way 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. *Organized Chaos Solutions LLC*)

GROUP/BUSINESS YOU REPRESENT: Organized Chaos Eco Tote Rentals
- DBA -

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: - NA -

TAX MAP & PARCEL NUMBER: 082R 019 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Andie Lee

ADDRESS: same as above.

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: 1/30/26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2/2/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/2/26

3. DATE PERMIT FEE PAID: 2/2/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

2/2/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Jessica Shirah

ADDRESS: 805 Sugar Maple Way

CITY: Kingsland Ga STATE: Ga ZIP: 31548

PHONE: [REDACTED] FAX: () [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Rental Totes / Organizing LOCATION: [REDACTED]

TAX PARCEL: 082R 019 ZONING: 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: 250 Business area sq. ft. 1770 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

2/FEB/26
DATE

Authorization Letter

Date: 2 Feb 26

Property Address: 205 Sugar Maple Way Kingsland GA 31548.

I, Andre Lee, am the owner / authorized occupant of the property located at the address listed above.

I hereby grant permission to **Organized Chaos Eco Tote Rentals, LLC (OCET)**, owned and operated by **Jessica Shirah**, to store reusable moving and storage totes and related non-hazardous equipment within my garage at this location.

This storage use is limited in scope and involves:

- Reusable household moving and storage totes
- No hazardous materials
- No on-site customer visits or retail activity
- No signage
- No employees operating from the property

The storage arrangement does not alter the residential use of the property and may be terminated by either party at any time.

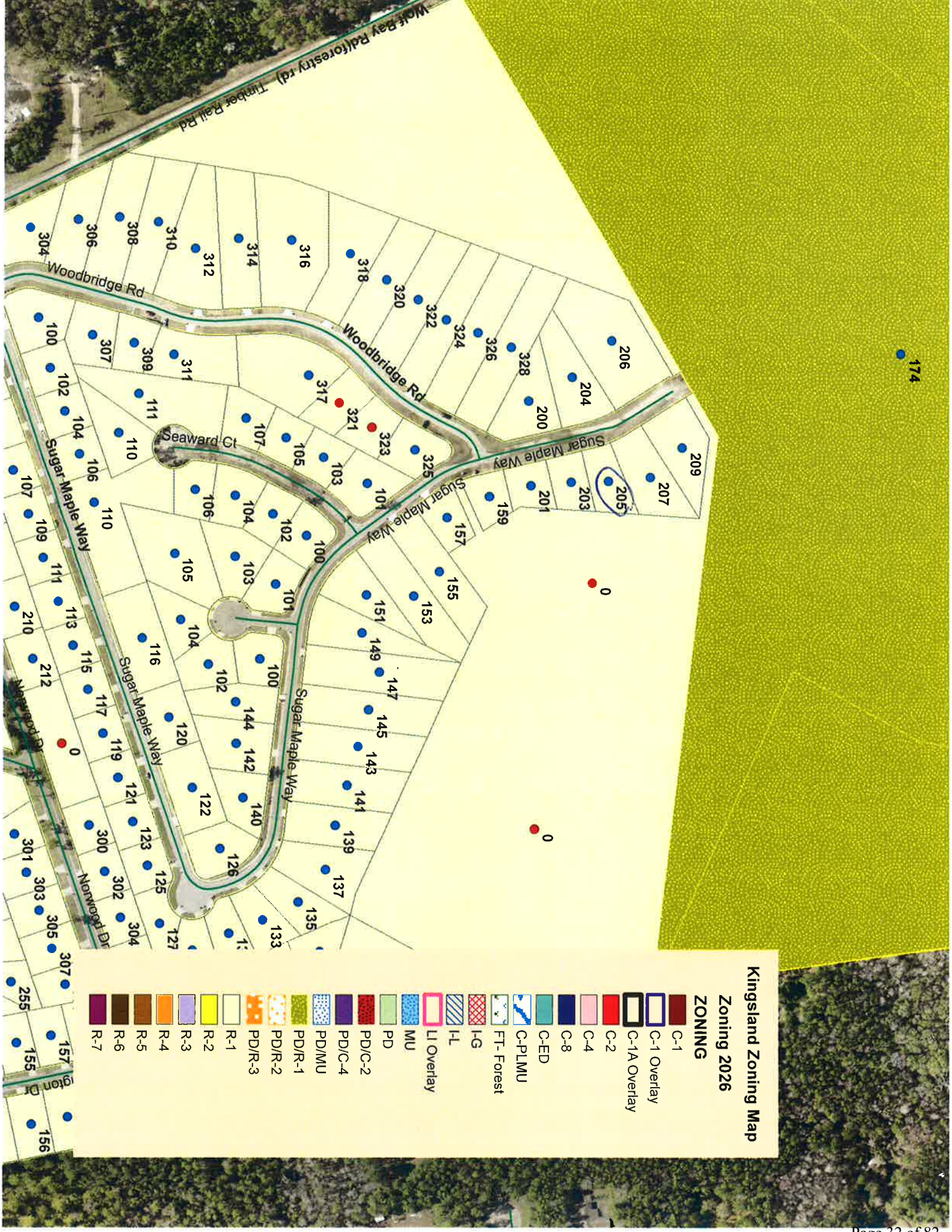
This authorization is provided for business compliance, licensing, and insurance documentation purposes only.

Authorized Signature: 

Printed Name: Andre Lee

Date: 2 Feb 26

Phone or Email (optional): 912-469-1050

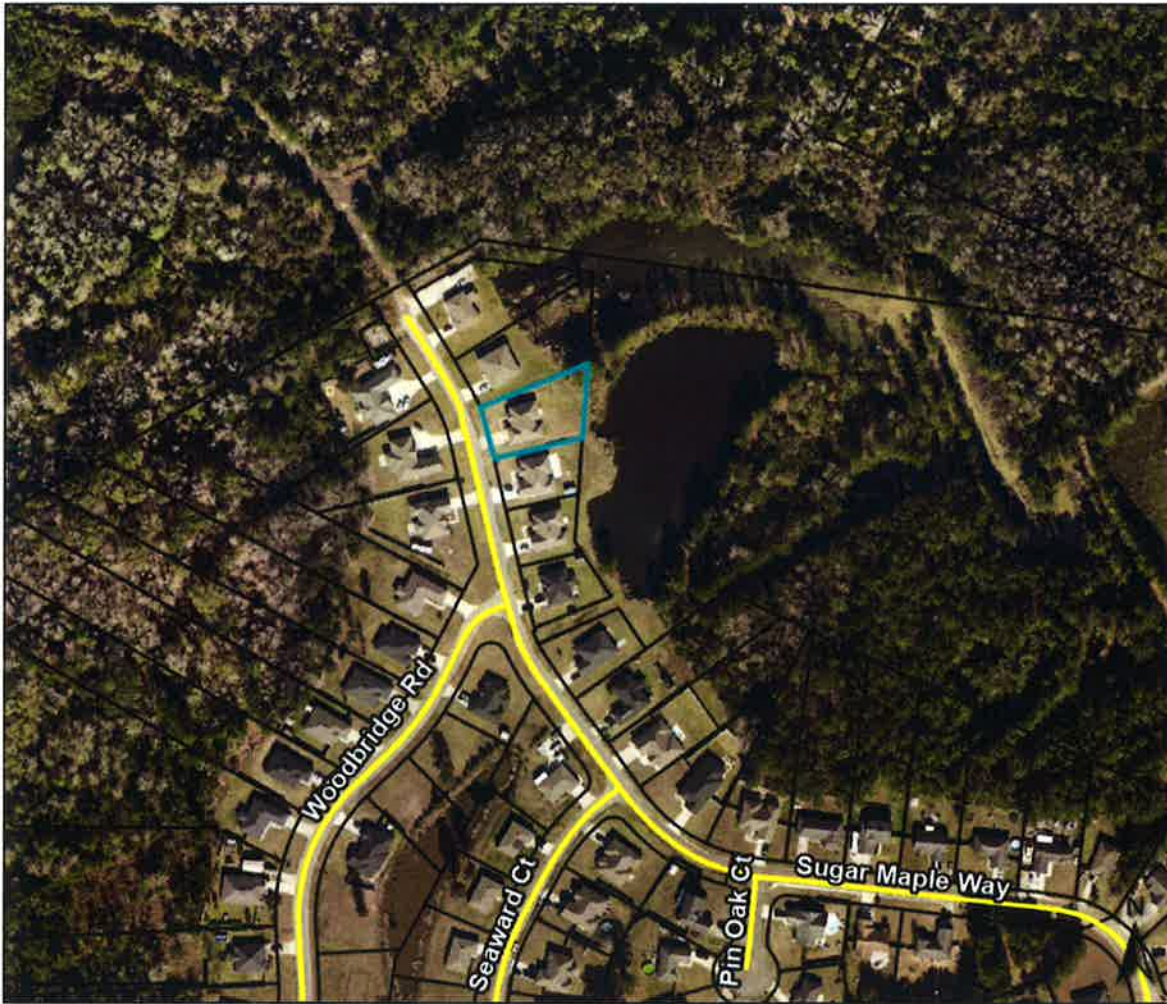


Kingsland Zoning Map

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
- 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



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	082R 019	Owner	LEE ANDRE D	Last 2 Sales			
Class Code	Residential		205 SUGAR MAPLE WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/22/2022	\$245500	FM	Q
	KINGSLAND	Physical Address	205 SUGAR MAPLE WAY	8/3/2018	\$196700	FM	Q
Acres	n/a	Assessed Value	Value \$313994				

(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: 2/2/2026

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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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Home Occupation- 101 Lake Forest S. Ct.- Parcel # 107R068

Summary:

Kristin Hill has applied for a home occupation permit for an embroidery business known as “Salty Stiches Embroidery”. 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



March
240179

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

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

APPLICANT: Kristin Hill PHONE: [REDACTED]

ADDRESS: 101 Lake Forest South Ct. Kingsland, GA 31548

FAX: N/A 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: Salty Stitches Embroidery

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 101 Lake Forest South Ct, Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 107R 068 ZONING: PD/R1

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: [REDACTED]

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: KW Hill DATE: 02/09/2026



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2/9/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/9/26

3. DATE PERMIT FEE PAID: 2/10/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

2/9/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Kristin Hill

ADDRESS: 101 Lake Forest South Ct.

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: [REDACTED] FAX: [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Salty Stitches Embroidery LOCATION: 101 Lake Forest South Ct Kingsland GA

TAX PARCEL: 107R 068 ZONING: PD/R1

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: 1342 Business area sq. ft. 2201 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.

K Hill
SIGNATURE OF APPLICANT

02/01/2026
DATE

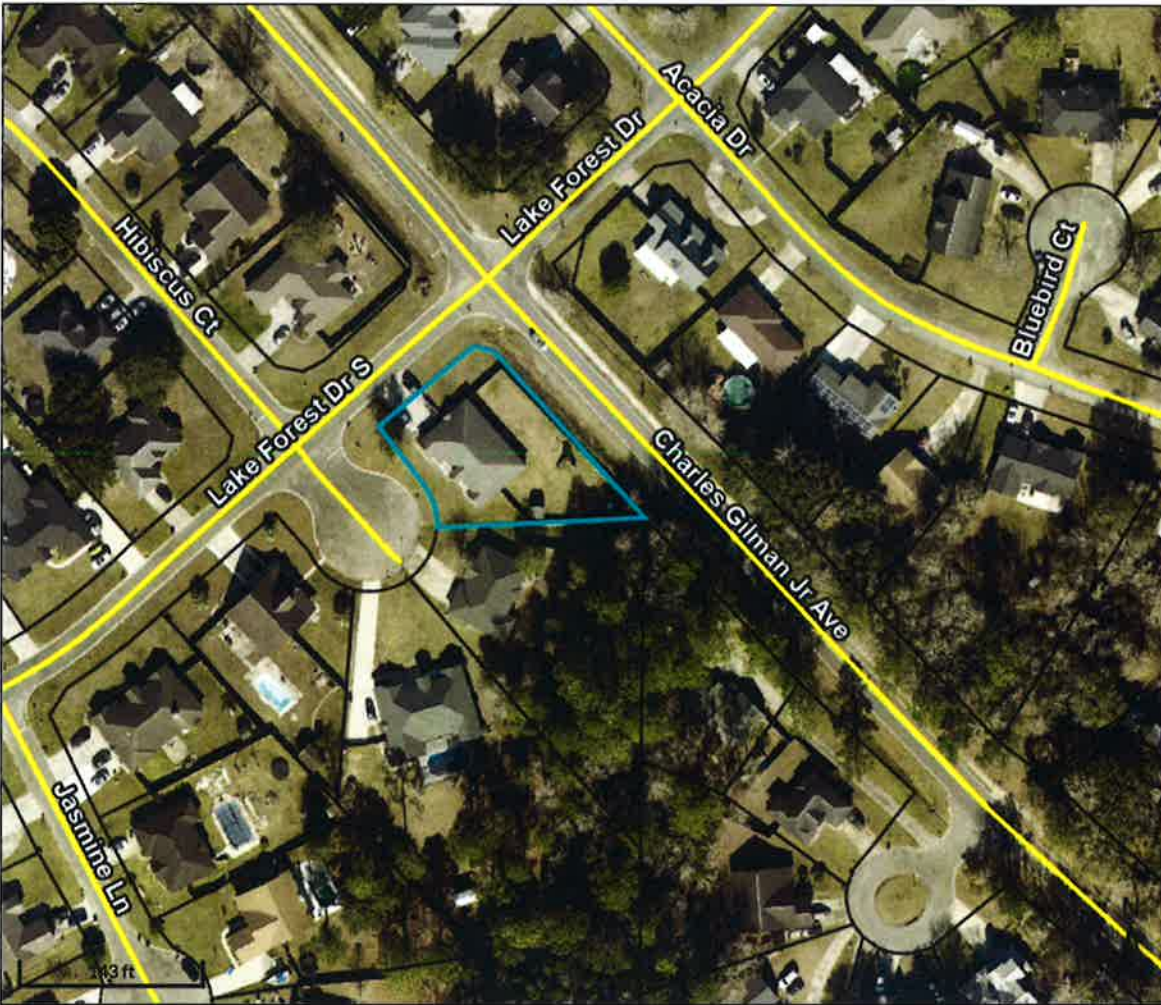
Kingsland Zoning Map

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
- 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





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	107R 068	Owner	HILL SEAN F & KRISTIN W	Last 2 Sales			
Class Code	Residential		101 LAKE FOREST SOUTH COURT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/17/2016	0	NM	U
	KINGSLAND	Physical Address	101 S LAKE FOREST CT	12/18/2015	\$185000	FM	Q
Acres	0.35	Assessed Value	Value \$306376				

(Note: Not to be used on legal documents)

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

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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: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Home Occupation- 101 Huntington Drive. - Parcel # 082M023

Summary:

Lauren Harms has applied for a home occupation permit for a microgreens farming business known as “The Harmstead, 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

March 2nd \$50.00



March Agents 240181

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: Lauren Harms PHONE: [REDACTED]

ADDRESS: 101 Huntington Dr. Kingsland GA 31548

FAX: N/A 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: The Harmstead LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 101 Huntington Dr. Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 082M023 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Jason Clark Harms

ADDRESS: 101 Huntington Dr Kingsland

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: 2-11-2026



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

1. DATE COMPLETE APPLICATION FILED: 2/11/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/11/26

3. DATE PERMIT FEE PAID: 2/11/26 AMOUNT PAID: \$ 50.

4. PLANNING COMMISSION REVIEW:
 APPROVAL RECOMMENDED DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 APPROVED DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

2/11/26
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: Lauren Harms

ADDRESS: 101 Huntington Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: () [REDACTED] FAX: () N/A E-MAIL: [REDACTED]

PROPOSED BUSINESS: 082M028 LOCATION: 101 Huntington Dr. Kingsland GA 31548

TAX PARCEL: indoor microgreens/seed starts 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. 1422 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.

Lauren Harms
SIGNATURE OF APPLICANT

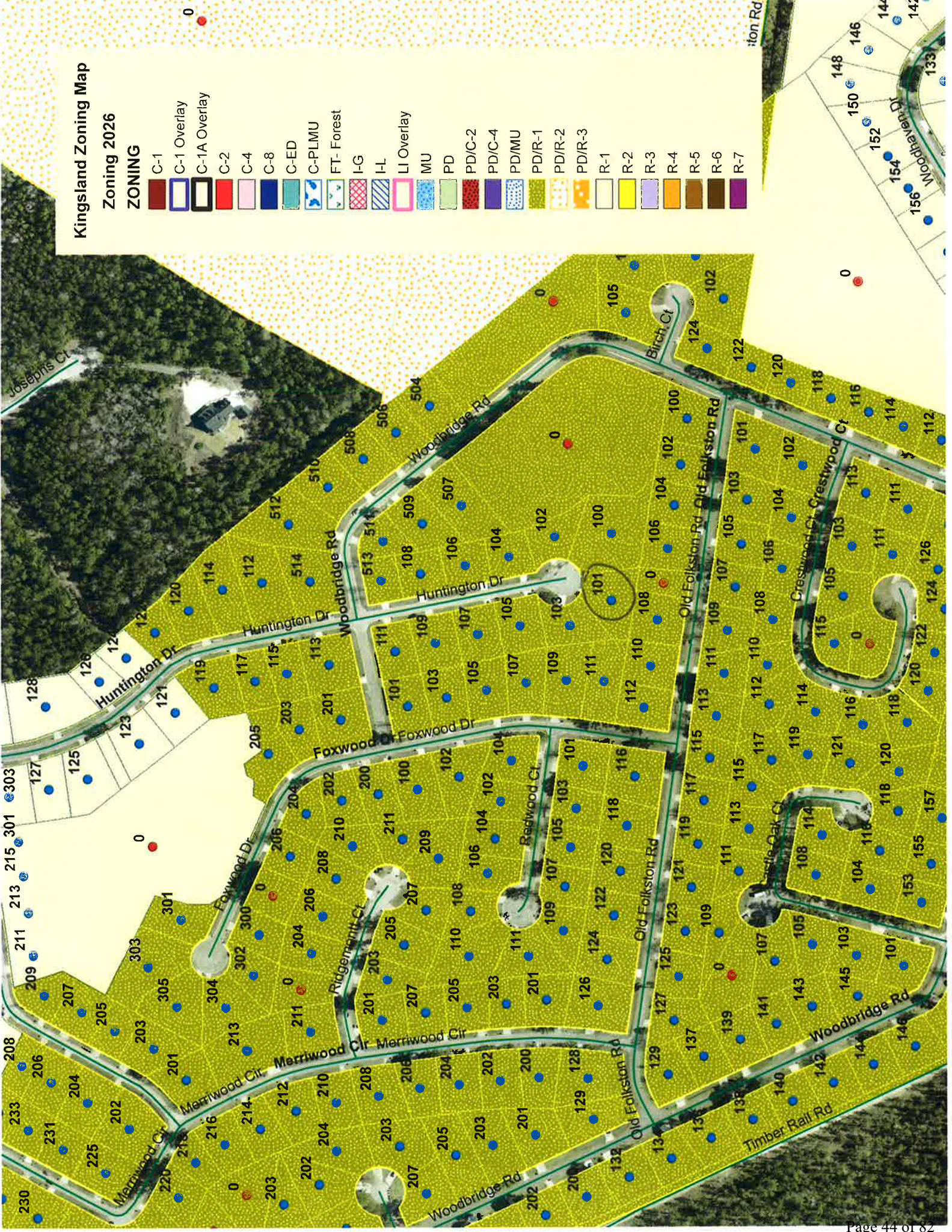
2-11-2020
DATE

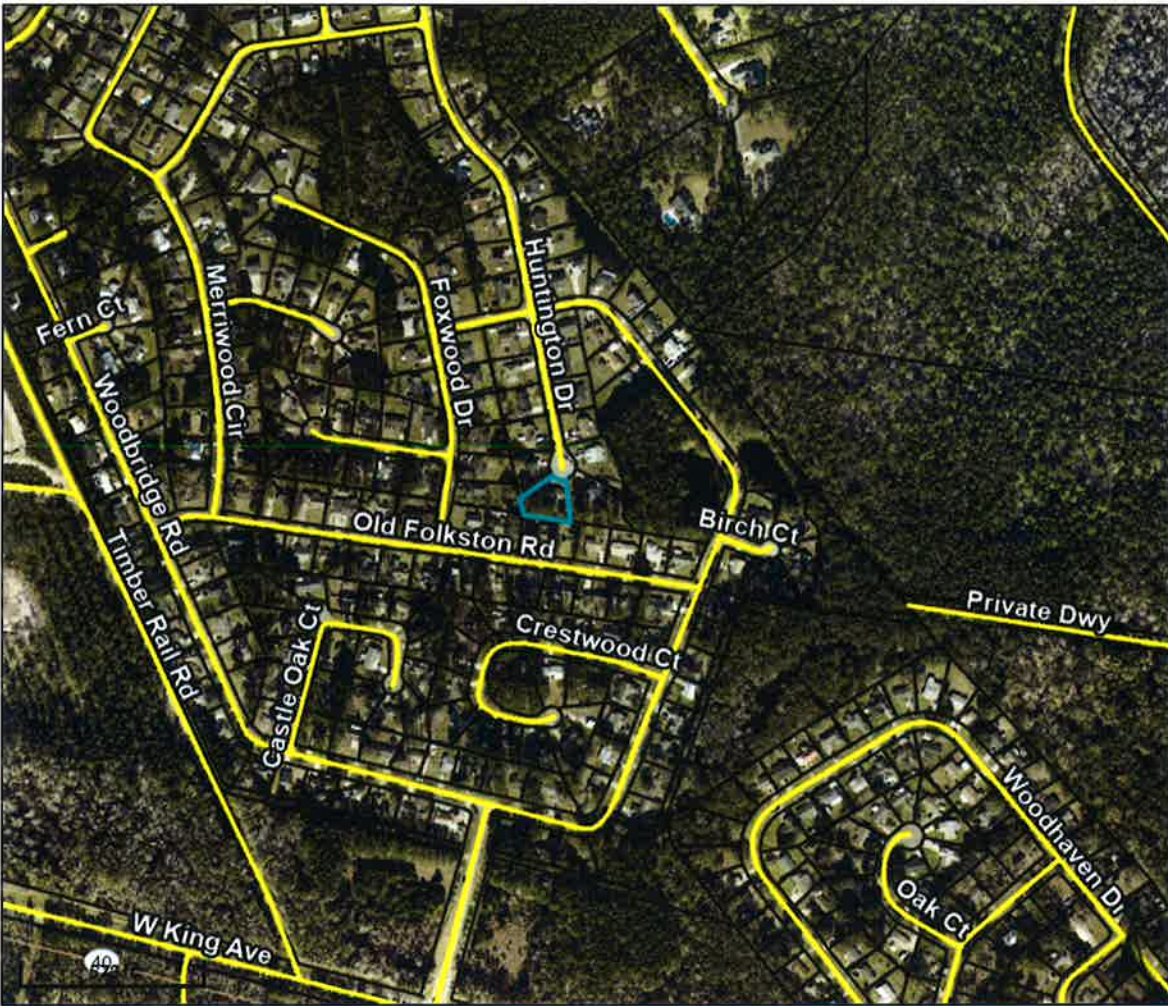
Kingsland Zoning Map

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
- 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





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	082M 023	Owner	HARMS JASON C & LAUREN	Last 2 Sales			
Class Code	Residential		101 HUNTINGTON DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/28/2023	\$259900	FM	Q
	KINGSLAND	Physical Address	101 HUNTINGTON DR	8/25/2023	0	NM	U
Acres	n/a	Assessed Value	Value \$247555				

(Note: Not to be used on legal documents)

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

Planning and Community Development
Staff Report

Planning Commission Meeting Date: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Home Occupation- 255 Merriwood Circle. - Parcel # 082N 027A

Summary:

Branden Krull has applied for a home occupation permit for a baked bread business known as “Salt & Starter Bread Co., LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



240175

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: BRANDEN KRULL PHONE: [REDACTED]

ADDRESS: 255 MERRIWOOD CIR

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.)

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

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

GROUP/BUSINESS YOU REPRESENT: SALT & STARTER BREAD CO LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 255 MERRIWOOD CIR

TAX MAP & PARCEL NUMBER: 082N 027A ZONING: RESIDENTIAL R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: N/A

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 20JAN26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1/20/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/20/26

3. DATE PERMIT FEE PAID: 1/20/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

1/20/26
DATE

[Signature]
CITY MANAGER
CITY OF KINGSLAND

DATE

Scott Kimball

From: Lauren Krull [REDACTED] on behalf of Lauren Krull
Sent: Sunday, January 25, 2026 10:57 AM
To: skimball@kingslandgeorgia.com
Subject: March Meeting ICO Salt & Starter Bread Co LLC

Dear Mr. Kimball,

I came in last Tuesday to apply for a home occupation permit and we scheduled the proposal for approval to occur during the March meeting. You asked me to provide information so you could represent our business since me and my wife will be out of the area. If you need any further information please let me know.

The business will consist solely of the production of shelf-stable baked bread products in compliance with Georgia Cottage Food regulations. There will be no retail sales, customer visits, or pickups at the residence. All sales will take place off-site at farmers markets, community events, and similar venues. We formally started our business 11JAN26 with the creation of our LLC in the state of GA.

To address any potential zoning or neighborhood concerns:

- There will be no customer traffic to the home.
- No signage, advertising, or visible indication of a business will be displayed at the property.
- The operation will be small-scale, with production limited to typical home kitchen use.
- The business will not generate noise, odors, parking demand, or activity beyond that of normal residential use.

The home will remain entirely residential in appearance and function, and the business will have no external impacts on surrounding properties. This request is solely to allow administrative approval for a low-impact, home-based food production business as permitted under state cottage food laws and local zoning guidelines.

I appreciate your time and consideration and am happy to provide any additional information or documentation needed to support this request.

Sincerely,

Branden Krull

Salt & Starter Bread Co LLC

255 Merriwood Cir, Kingsland, GA 31548

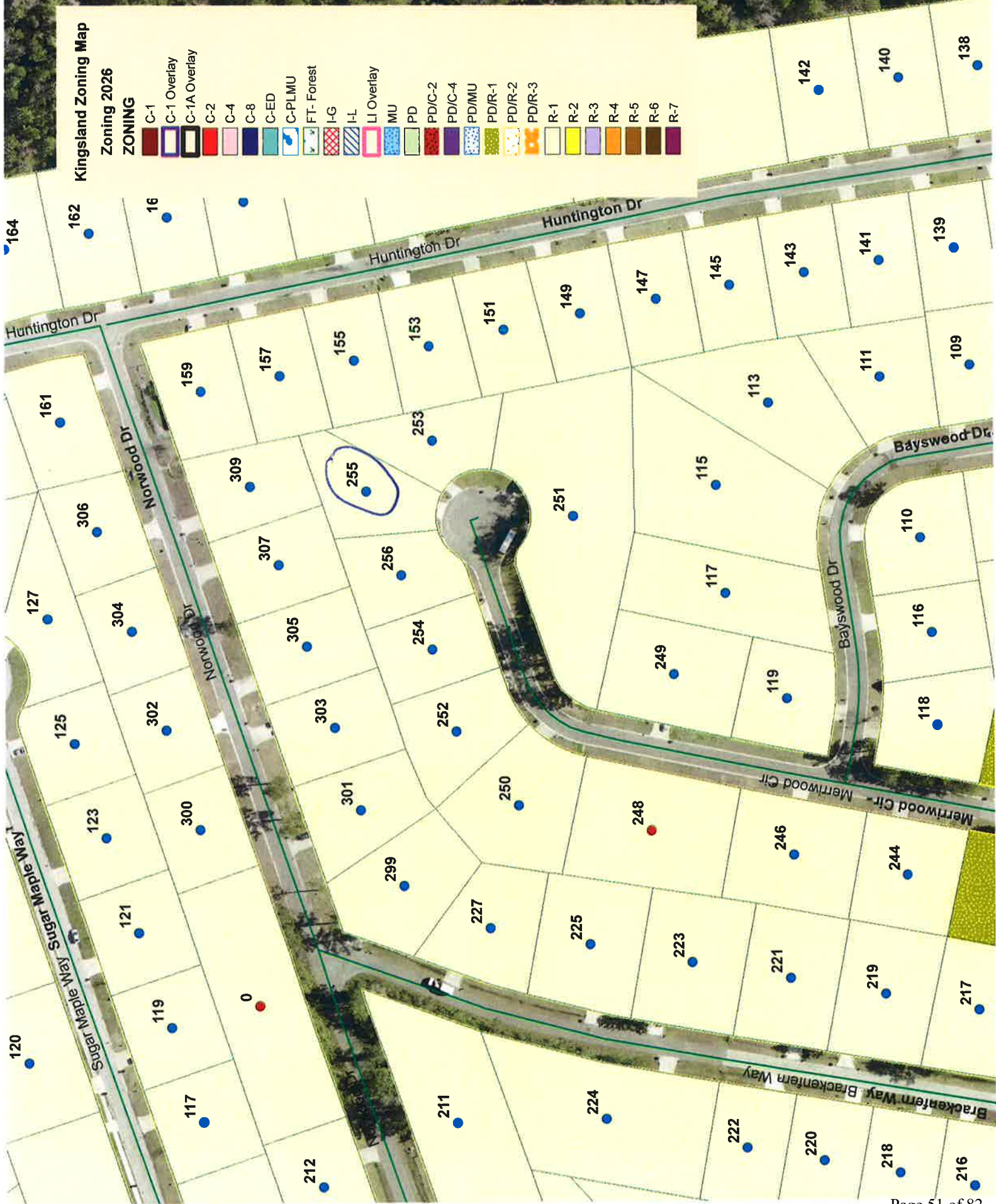
[REDACTED]

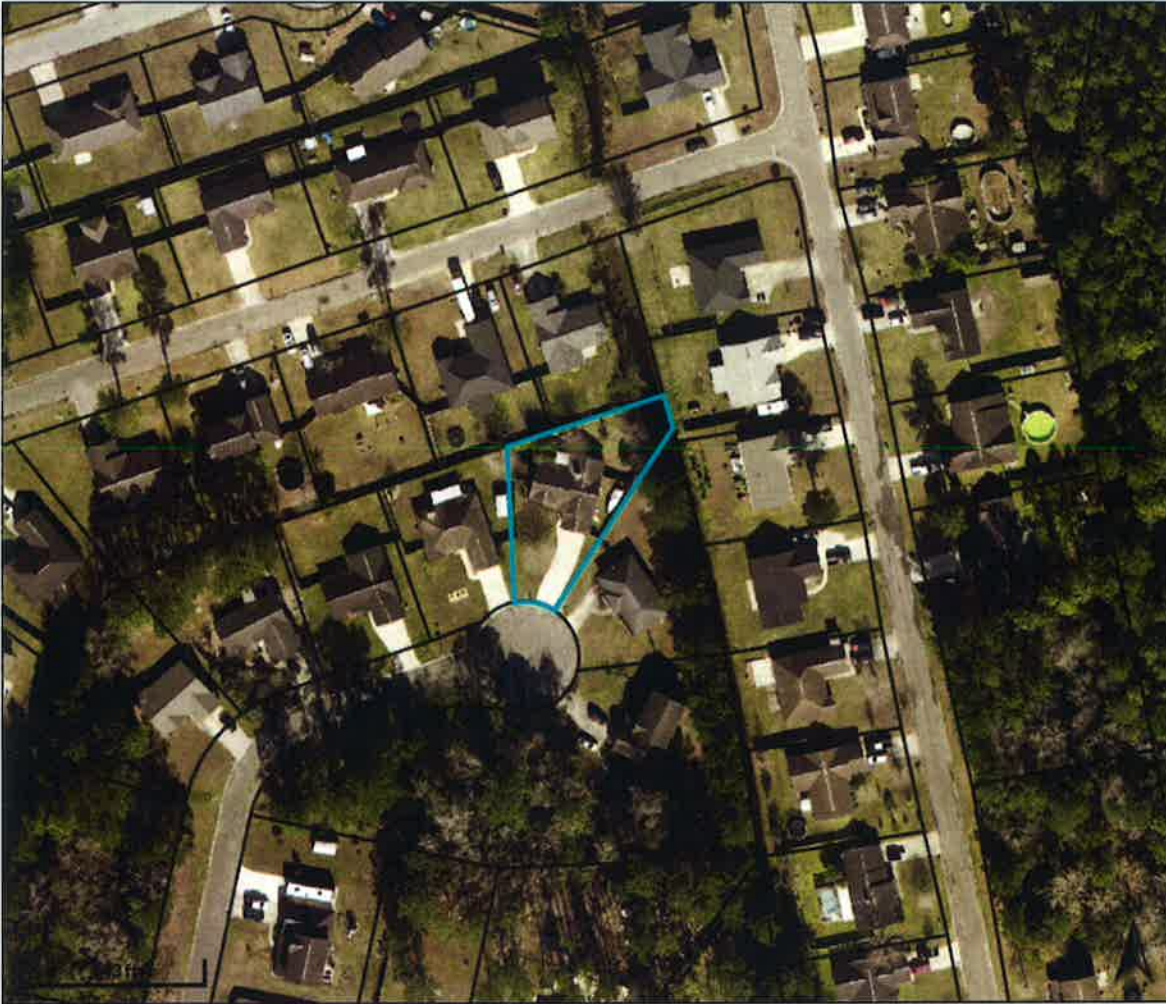
Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- IG
- IL
- LI Overlay
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- 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





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	082N 027A	Owner	KRULL BRANDEN	Last 2 Sales			
Class Code	Residential		255 MERRIWOOD CIRCLE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	9/7/2023	\$270000	FM	Q
	KINGSLAND	Physical Address	255 MERRIWOOD CIR	9/7/2023	\$270000	FI	U
Acres	n/a	Assessed Value	Value \$246891				

(Note: Not to be used on legal documents)

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

Date created: 1/20/2026

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Planning and Community Development
Staff Report

Planning Commission Meeting Date: March 2, 2026

City Council Meeting Date: March 9, 2026

Agenda Item: Special Use Permit- Parcel # 107T039

Background:

The parcel is zoned PD/R-1 and is located in the Lake Manor Subdivision. Personal Care Homes are not listed as a permitted use in KLADO. However, a Special Use Permit can be granted for the use to be allowed. Personal Care Homes may have up to 6 patients at one time and patients will have 24/7 medical care. The patients can have visitors anytime during the daytime operating hours, however, the patients are not allowed to leave the residence unsupervised. The applicant has stated she will have two employees and will have food and medical deliveries up to 3 times a week. The residence driveway is large enough to park up to 8 vehicles at one time.

This is the first time that a SUP has been requested for this type of use in the 7 years I have been the Planning Director.

Summary:

Sabrina Hannan, with Timeless Care homes, LLC has applied for a Special Use Permit to be able to operate a Personal Care Home at her residence, located at 133 Lake Manor Drive. Personal Care homes are inspected and subject to the rules of the Department of Human Resources and are not regulated by the City of Kingsland.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Planning Staff recommends denial of the permit.

If approved, Planning Staff recommends to add the following condition:

- 1) At any time, there may be no parking in the street.



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

Scott L. Kimball
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT
Kingsland, Georgia

March Agenda
240180

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

TO BE COMPLETED BY APPLICANT:

- 1. Your Name: Sabrina N Hannan Phone: [REDACTED]
- Mailing Address: 133 Lake Manor Drive Kingsland GA 31548
- 2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
 - () A Zoning Amendment (rezoning)
 - () A home occupation
 - (X) Other Special use permit
- 3. Location of property: _____
- Street Address 133 Lake Manor Drive Kingsland GA 31548
- Parcel No. 1077039 Lot No. 039
- 4. Present Zoning PD/R-1
- 5. Owner of property, if not you: (Name, Address & Phone Number, please) SAME
- 6. Proposed use of property: Personal Care Home as outlined in GA Rule 111-8-62-.03(bb)

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- 1. Has the correct fee been paid? Yes () No Amount \$ 300.
- 2. Date complete application filed: _____
- 3. List of attachments:
 - () Simple map with property owner's name
 - (X) Site Plan
 - (X) Other _____
- 4. Public hearing:
 - (X) Date applicant notified: 2/11/26
 - () Date hearing advertised: 2/19/26
 - () Date hearing held: 3/2/26
- 5. Planning Commission recommended:
 - () Approval () Denial Date: _____
- Conditions of approval or reasons for denial: _____
- 6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____
- 7. Date applicant notified of final action: 3/10/26

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

Signed: [Signature] Date: 2/10/26

Application for Special Use Permit

Timeless Care Homes LLC
Owner/Operator: Sabrina Hannan, BSN, RN
Address: 133 Lake Manor Drive
Kingsland, Georgia 31548

Table of Contents

- 1 Medical Credentials for Owner/Operator
- 2 House Plan and Use of Residence
- 3 Number of Clients and Employees
- 4 Anticipated Food and Medication Deliveries

1. Medical Credentials

This personal care home will be owned and operated by Sabrina Nicole Hannan, Registered Nurse, a licensed healthcare professional in the State of Georgia.

License Information:

- 1 Name: Sabrina Nicole Hannan, RN
- 2 Georgia License Number: RN263314
- 3 License Type: Registered Professional Nurse – eNLC (Multistate)
- 4 Status: Active and Unencumbered
- 5 Original Issue Date: November 22, 2016
- 6 Expiration Date: January 31, 2027

Ms. Hannan holds a multistate nursing license through the Nurse Licensure Compact (NLC), authorizing practice in Georgia and numerous additional states. Her license is in good standing with no restrictions or disciplinary actions.

As an experienced registered nurse, Ms. Hannan is fully qualified to oversee the daily operations of a personal care home and ensure that residents receive safe, compassionate, and professional care.

2. Use of the Residence

The residence located at 133 Lake Manor Drive, Kingsland, Georgia 31548 is proposed to be used as a licensed Personal Care Home serving up to six (6) residents.

The home will operate in full compliance with all applicable Georgia laws and regulations governing personal care homes, including the Georgia Department of Community Health Rules and Regulations for Personal Care Homes (Rule 111-8-62).

Operational Purpose

- 1 A safe and supportive residential environment
- 2 Assistance with activities of daily living
- 3 Medication supervision and management
- 4 Nutritious meals and social engagement
- 5 Personal care services delivered with dignity and respect

All operations will adhere to state requirements regarding:

- 1 Resident rights
- 2 Staffing standards
- 3 Fire and life safety
- 4 Medication administration
- 5 Record keeping

6 Emergency preparedness

Home Layout and Safety

- 1 Bedrooms will be used for resident living accommodations
- 2 Common areas will be used for meals, activities, and social interaction
- 3 The kitchen will be used for meal preparation
- 4 The garage will be used for storage
- 5 A secured hallway closet will serve as the locked medication storage area in compliance with Rule 111-8-62-.20

Fire Safety Compliance

In accordance with Georgia Rule 120-3-3-.04 (State Minimum Fire Safety Standards), personal care homes serving six (6) or fewer residents are exempt from mandatory sprinkler installation. The home will fully comply with all other required fire safety and life safety standards applicable to small personal care homes.

3. Number of Clients and Employees

Number of Clients

- 1 The home will serve up to six (6) residents at a time, in accordance with Rule 111-8-62-.21
- 2 Each bedroom will house one (1) to two (2) residents
- 3 Total occupancy will never exceed six residents

This size allows for personalized attention, quality supervision, and a true home-like environment.

Staffing Plan

- 1 Up to two (2) employees will be present at the home at any given time
- 2 Staffing levels will meet or exceed Georgia regulatory requirements

All employees will meet the qualifications established under Rule 111-8-62-.09 (Staffing and Personnel Requirements), including:

- 1 Satisfactory criminal background checks
- 2 Required orientation and annual training
- 3 Education in resident rights, emergency procedures, infection control, and personal care assistance
- 4 Ongoing supervision and competency evaluation

These measures will ensure that all residents receive safe, respectful, and competent care.

4. Food and Medication Deliveries

Food Services

- 1 Nutritious meals will be prepared on-site
 - 2 Dietary needs and physician-ordered restrictions will be strictly followed
- 3 Grocery and food deliveries are anticipated approximately 3 times per week

Medication Management

- 1 Medications will be securely stored in a locked area
- 2 Medication administration will follow Georgia regulations and physician orders
- 3 Pharmacy and medication deliveries are anticipated approximately 3 times per week

Consistent delivery schedules will support:

- 1 Proper nutrition
- 2 Continuity of care
- 3 Medication compliance
- 4 Regulatory compliance
- 5 Overall resident safety

Conclusion

Timeless Care Homes LLC is committed to providing high-quality, compassionate care to elderly and disabled adults in a safe, residential setting. Approval of this Special Use Permit will allow a much-needed service to operate within the Kingsland community.

This home will be operated with full respect for residents, neighbors, and all applicable state and local regulations.

Thank you for your consideration of this application.



QuickConfirm License Verification Report

Primary Source Boards of Nursing Report Summary for

SABRINA NICOLE HANNAN [NCSBN ID: 23228134]

As of Wednesday February 04 2026 11:24:56 AM US Central Time

Disclaimer of Representations and Warranties

Through a written agreement, participating individual state boards of nursing designate Nursys as a primary source equivalent database. NCSBN posts the information in Nursys when, and as, submitted by the individual state boards of nursing. NCSBN may not make any changes to the submitted information and disclaims any responsibility to update or verify such information as it is received from the individual state boards of nursing. Nursys displays the dates on which a board of nursing updated its information in Nursys.

This report is not sufficient when applying to another board of nursing for licensure. Use the "Nurse License Verification for Endorsement" service to request the required verification of licensure.

Contact the board of nursing for details about the Nurse Practice Act, which includes nurse scope of practice and privileges and information about advanced nursing practice roles (practice privileges, prescription authority, dispensing privileges & independent practice privileges).

UNENCUMBERED means that the nurse has a full and unrestricted license to practice by the state board of nursing.

This report does not contain SABRINA NICOLE HANNAN's licenses from: FLORIDA (RN), NORTH CAROLINA (RN)

For a full report please visit www.nursys.com and print the report of all licenses.

Name on License	Type	License State	License	Active	License Status	License Original Issue Date	License Expiration Date	Compact Status
HANNAN, SABRINA NICOLE	RN	GEORGIA	RN263314	YES	UNENCUMBERED	11/22/2016	01/31/2027	MULTISTATE

Where can the nurse practice as an RN and/or PN?	
Authorized to Practice in	ALABAMA (RN) ARIZONA (RN) ARKANSAS (RN) COLORADO (RN) CONNECTICUT (RN) DELAWARE (RN) FLORIDA (RN) GEORGIA (RN) GUAM (RN) IDAHO (RN) INDIANA (RN) ILLINOIS (RN) IOWA (RN) KANSAS (RN) KENTUCKY (RN) LOUISIANA (RN) MAINE (RN) MARYLAND (RN) MISSISSIPPI (RN) MISSOURI (RN) MONTANA (RN) NEBRASKA (RN) NEW HAMPSHIRE (RN) NEW JERSEY (RN) NEW MEXICO (RN) NORTH CAROLINA (RN) NORTH DAKOTA (RN) OHIO (RN) OKLAHOMA (RN) PENNSYLVANIA (RN) RHODE ISLAND (RN) SOUTH CAROLINA (RN) SOUTH DAKOTA (RN) TENNESSEE (RN) TEXAS (RN) UTAH (RN) VERMONT (RN) VIRGINIA (RN) WASHINGTON (RN) WEST VIRGINIA (RN) WISCONSIN (RN) WYOMING (RN)

IOWA (RN)
KANSAS (RN)
KENTUCKY (RN)

APRN authorization to practice details are not available.

UNENCUMBERED means that the nurse has a full and unrestricted license to practice by the state board of nursing.

License type information

- **RN:** Registered Nurse
- **RN:** Registered Nurse
- **PN:** Practical Nurse (aka Licensed Practical Nurse (LPN), Vocational Nurse (VN), Licensed Vocational Nurse (LVN))
- **CNP:** Certified Nurse Practitioner
- **CNS:** Clinical Nurse Specialist
- **CNM:** Certified Nurse Midwife
- **CRNA:** Certified Registered Nurse Anesthetist

License status information

- Unencumbered (full unrestricted license to practice)
- Cease & Desist
- Denial of License
- Expired
- Other license action
- Probation
- Reprimand
- Restriction
- Revoked
- Suspension
- Voluntary agreement to refrain from practice
- Voluntary Surrender

Nurse Licensure Compact (NLC) information

- **Multistate licensure privilege:** Authority to practice as a licensed nurse in a remote state under the current license issued by the individual's home state provided both states are party to the Nurse Licensure Compact (NLC) and the privilege is not otherwise restricted.
- **Single state license:** A license issued by a state board of nursing that authorizes practice only in the state of issuance.
- **Privilege to Practice (PTP):** Multistate licensure privilege is the authority under the Nurse Licensure Compact (NLC) to practice nursing in any compact party state that is not the state of licensure. All party states have the authority in accordance with existing state due process law to take actions against the nurse's privilege such as: revocation, suspension, probation or any other action which affects a nurse's authorization to practice.



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Professional Licensee Search

[← BACK TO SEARCH](#)

Licensee Details

Licensee Information

FIRST NAME Sabrina

MIDDLE Nicole

LAST NAME

Hannan

ADDRESS

Kingsland GA 31548

Primary Source License Information

LICENSE NUMBER

RN263314

PROFESSION Nursing

LICENSE TYPE

Registered Professional Nurse - eNLC (MultiState)

SUB TYPE

-

OBTAINED BY

Exam-US

STATUS Active

ISSUED 09/08/2023

EXPIRES 01/31/2027

LAST RENEWAL DATE 12/16/2024

Associated Licenses

LICENSEE Sabrina Nicole Hannan

PROFESSION TYPE Nursing

LICENSE NUMBER

RN263314

LICENSE STATUS Active

TYPE Prerequisite

ASSOCIATION DATE 08/29/2025

DISASSOCIATION DATE

-

EXPIRY

01/31/2027

Public Board Orders

NO BOARD ORDER DOCUMENTS

Document

NO DOCUMENTS

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 404-9966 (tel:404-424-9966).

424-

ADVANCED CARDIOVASCULAR LIFE SUPPORT

**ACLS
Provider**



Sabrina Nicole Hannan

**has successfully completed the cognitive and skills evaluations
in accordance with the curriculum of the American Heart Association
Advanced Cardiovascular Life Support (ACLS) Program.**

Issue Date

1/1/2025

Renew By

01/2027

Training Center Name

STAT Life Medical Training, LLC

Instructor Name

Derek Nowell

Training Center ID

FL20284

Instructor ID

09110050471

Training Center City, State

Neptune Beach, FL

eCard Code

255406157339

**Training Center Phone
Number**

(904) 237-2658

QR Code



Training Site Name

To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to www.heart.org/cpr/mycards.

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BASIC LIFE SUPPORT

**BLS
Provider**



Sabrina Nicole Hannan

**has successfully completed the cognitive and skills evaluations
in accordance with the curriculum of the American Heart Association
Basic Life Support (CPR and AED) Program.**

Issue Date

1/1/2025

Training Center Name

STAT Life Medical Training, LLC

Training Center ID

FL20284

Training Center City, State

Neptune Beach, FL

**Training Center Phone
Number**

(904) 237-2658

Training Site Name

Renew By

01/2027

Instructor Name

Derek Nowell

Instructor ID

09110050471

eCard Code

255416157340

QR Code



To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to www.heart.org/cpr/mycards.
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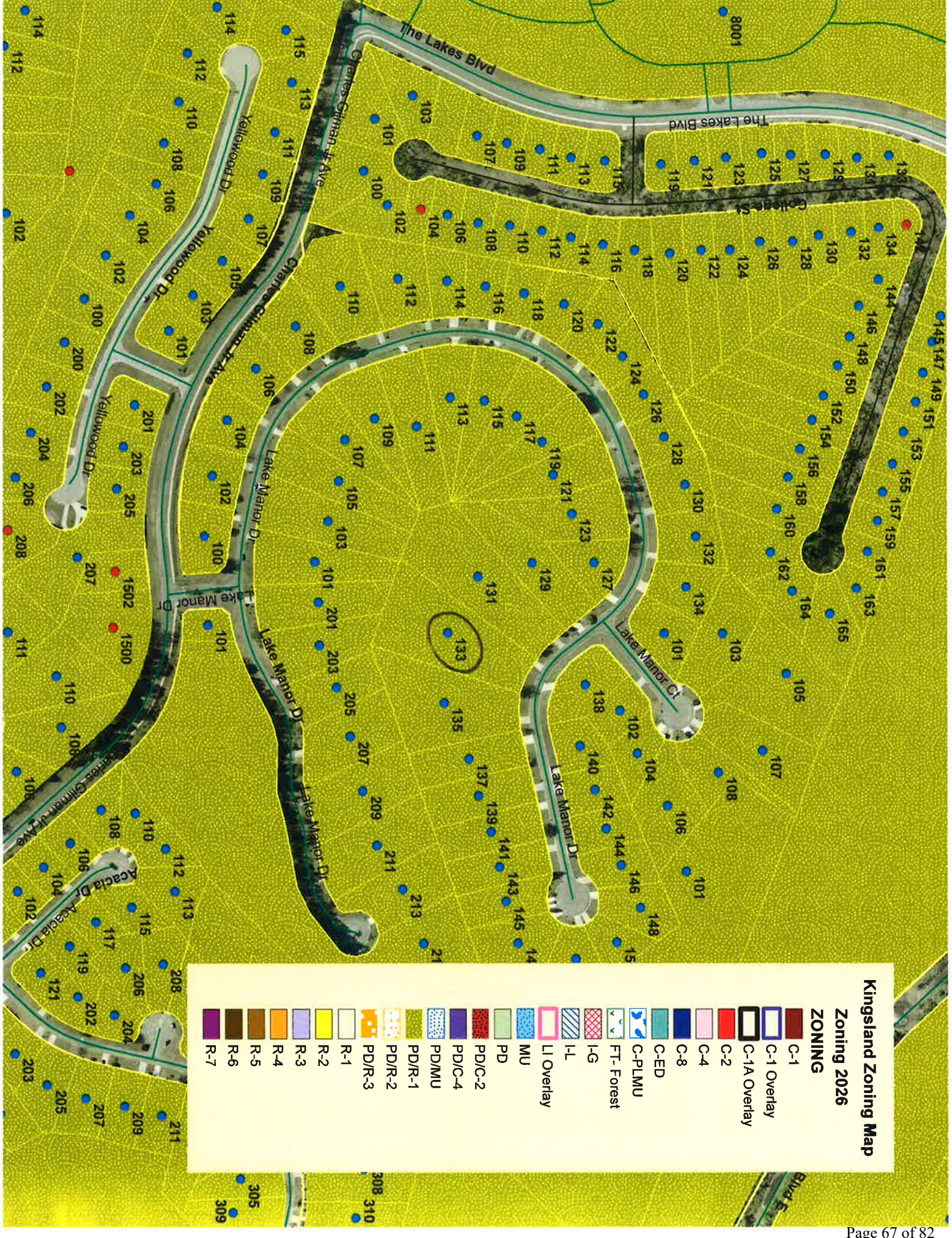
1st floor



2nd floor

TOTAL: 2264 sq. ft
1st floor: 1363 sq. ft, 2nd floor: 901 sq. ft
EXCLUDED AREAS: GARAGE: 420 sq. ft, OPEN TO BELOW: 387 sq. ft, LOW CEILING: 174 sq. ft,
ATTIC: 66 sq. ft, WALLS: 199 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

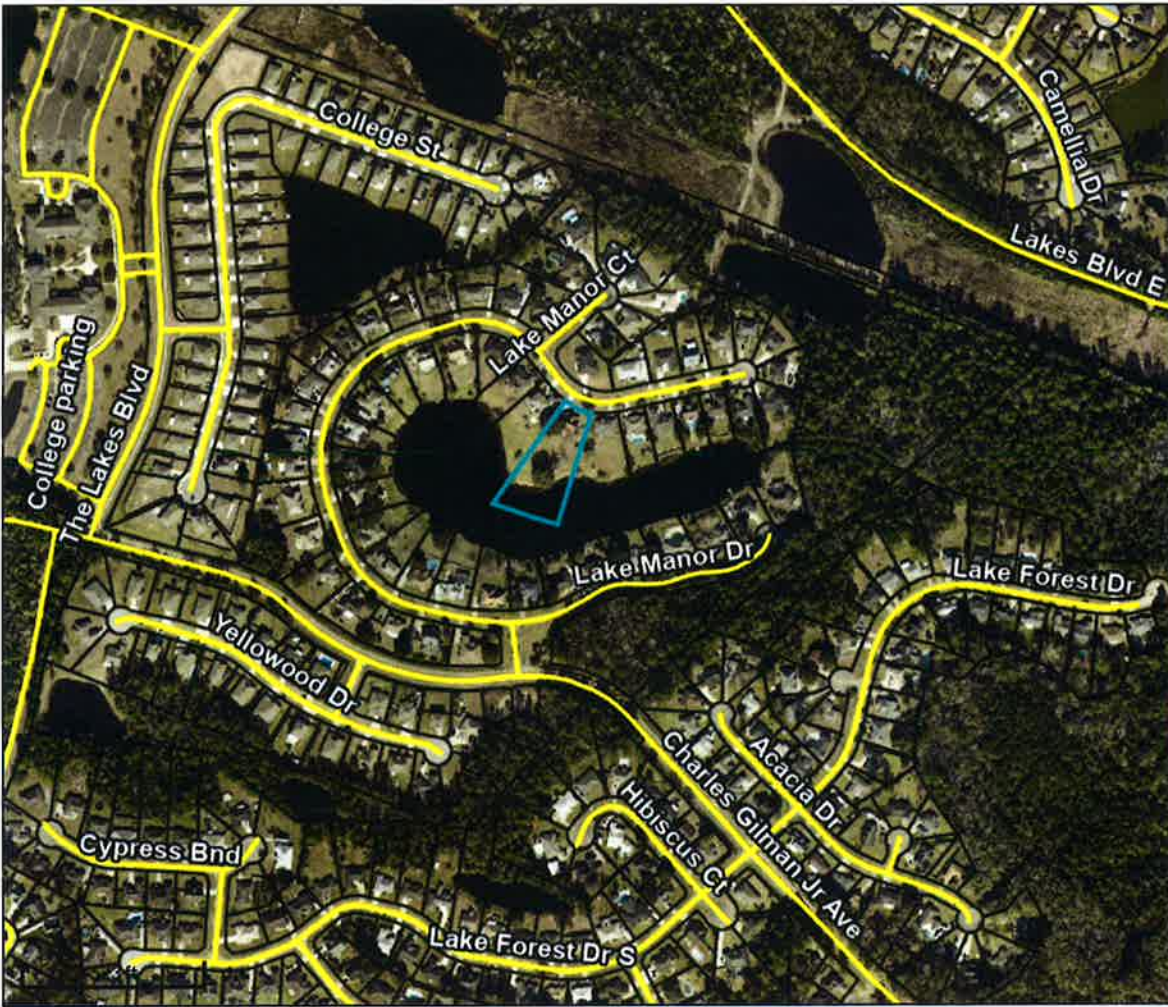


Kingsland Zoning Map

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
- 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



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	107T 039	Owner	THOMAS SABRINA & SAMUEL JERMAINE HANNAN	Last 2 Sales			
Class Code	Residential			Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		133 LAKE MANOR DRIVE	8/5/2021	0	NM	U
	KINGSLAND		KINGSLAND, GA 31548	8/5/2021	\$329900	FM	Q
Acres	1.28	Physical Address	133 LAKE MANOR DR				
		Assessed Value	Value \$318759				

(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: 2/11/2026
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AN ORDINANCE OF THE CITY OF KINGSLAND, GEORGIA

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, TO ESTABLISH DEFINITIONS, ZONING STANDARDS, AND SUPPLEMENTAL REGULATIONS FOR DATA CENTERS; TO PROVIDE FOR PERMITTED LOCATIONS, DESIGN, ENVIRONMENTAL, OPERATIONAL, AND INFRASTRUCTURE REQUIREMENTS; TO PROVIDE FOR APPLICATION AND REVIEW REQUIREMENTS; TO PROVIDE FOR SPECIAL LAND USE PERMITS; TO PROVIDE FOR ENFORCEMENT; AND FOR OTHER LAWFUL PURPOSES.

LEGISLATIVE FINDINGS AND INTENT

WHEREAS, the Mayor and City Council of the City of Kingsland, Georgia (“City Council”) are charged with protecting the public health, safety, welfare, and natural resources of the community through the adoption and enforcement of land use regulations; and

WHEREAS, the City Council finds that data centers constitute a unique and intensive industrial land use that differs materially from traditional office, warehouse, or light industrial uses due to their high demand for electrical power, water resources, backup generation, cooling systems, and supporting utility infrastructure; and

WHEREAS, the City of Kingsland is located within Georgia’s coastal plain region, where groundwater resources are finite and subject to increased regulatory oversight due to concerns related to aquifer sustainability, saltwater intrusion, and long-term water availability; and

WHEREAS, the City Council recognizes that industrial water withdrawals exceeding thresholds established under Georgia law require permitting, conservation planning, and coordination with state agencies to ensure that water use does not adversely impact existing users, public water supplies, or ecological systems; and

WHEREAS, the City Council further finds that certain data center cooling technologies may result in consumptive water use, increased wastewater generation, and indirect impacts on municipal water and sewer infrastructure if not properly regulated; and

WHEREAS, the City Council determines that requiring closed-loop cooling systems, water conservation planning, and utility capacity analysis for data centers is reasonable, necessary, and consistent with state water policy and best practices for sustainable industrial development; and

WHEREAS, the City Council finds that data centers may generate continuous operational noise, visual impacts, and land use incompatibilities when located in proximity to residential neighborhoods, schools, medical facilities, or other sensitive land uses; and

WHEREAS, the City Council further finds that appropriate buffering, noise limits, architectural standards, and site design requirements are necessary to ensure compatibility with surrounding properties and to preserve community character; and

WHEREAS, the City Council recognizes the importance of maintaining consistency with the City’s Comprehensive Plan, Future Land Use Map, and regional planning obligations, including

coordination with state and regional agencies when developments approach thresholds that may trigger additional review; and

WHEREAS, the City Council finds that adaptive reuse of existing industrial properties for data center development, when appropriately regulated, can promote economic development while reducing greenfield land consumption and unnecessary infrastructure expansion; and

WHEREAS, the City Council determines that clear, predictable, and enforceable development standards for data centers are necessary to provide certainty to applicants, protect public resources, and reduce potential land use conflicts;

WHEREAS, the City Council recognizes that data centers, when appropriately located and regulated, can contribute to the City's tax base, infrastructure investment, and economic diversification without generating excessive demands on public services;

NOW, THEREFORE, it is the intent of the Mayor and City Council of the City of Kingsland, Georgia, to adopt this ordinance to:

1. Establish clear definitions and classifications for data center uses;
2. Limit data center development to appropriate zoning districts;
3. Protect groundwater and surface water resources through conservation-oriented standards;
4. Ensure adequate utility capacity and infrastructure coordination;
5. Minimize adverse noise, visual, and environmental impacts;
6. Promote sustainable design, energy efficiency, and responsible long-term operation; and
7. Ensure that data center development occurs in a manner consistent with the public interest and the long-term goals of the City of Kingsland.

SECTION 1. TITLE AND AUTHORITY

This Ordinance shall be known as the "City of Kingsland Data Center Ordinance" and is adopted pursuant to the City's home rule authority and zoning powers under Georgia law.

SECTION 2. DEFINITIONS

The City Code is hereby amended to add the following definitions:

Closed-Loop Cooling System: A system that continuously reuses and recirculates an initial volume of water, significantly reducing withdrawal from external water sources and minimizing wastewater discharge. Closed-loop systems shall not rely on evaporative cooling and may include air-cooled (dry) systems, rear-door heat exchangers, hybrid dry economizers, direct-to-chip cooling, or immersion cooling. Closed-loop systems shall be designed to minimize or eliminate consumptive water use. Any residual consumptive use shall be quantified, disclosed in the application, and mitigated through reuse, return-to-source, aquifer recharge, or other methods approved by the Georgia Environmental Protection Division.

Coastal Water Conservation Trigger: Any water withdrawal activity located within the designated *Coastal Georgia Water & Wastewater Permitting Plan* area requiring additional conservation conditions as a permanent condition of a state permit.

Consumptive Water Use: Use of water that results in the withdrawal of water from an aquifer or surface water source without full return to the original source. This includes industrial cooling systems that lose water to evaporation.

Data Center: A building or facility housing infrastructure for computing, data storage, processing, transmission, or related digital services.

Data Center, Minor: A data center under 20,000 square feet of gross floor area. Minor data centers under 2,000 square feet may be permitted as an accessory use where otherwise allowed.

Data Center, Medium: A data center between 20,000 and 100,000 square feet of gross floor area.

Data Center, Major: A data center between 100,000 and 500,000 square feet of gross floor area.

Data Center Campus: A unified development consisting of more than one data center building or facility under common ownership or control, with a combined minimum of 500,000 square feet.

Megawatt (MW): A unit of power equal to one million watts, used to measure electrical demand or load.

Load: The total electrical power consumed by servers, storage, networking, and associated equipment within a data center.

Substation: An electrical facility that converts or regulates voltage to supply power to a data center, whether located on-site or on a dedicated adjacent parcel. Substations and related transmission infrastructure serving data centers shall be considered part of the principal use for purposes of zoning review.

Water Conservation Plan: A written plan required for state groundwater permits that demonstrates how the proposed use minimizes consumptive use and returns water to aquifers or other water bodies consistent with state conservation requirements. State rules require submitted plans for withdrawals over 100,000 gallons per day and consider conservation in permission decisions.

SECTION 3. PERMITTED ZONING DISTRICTS

- A. Minor Data Centers may be permitted as accessory uses in office or institutional zoning districts where allowed by the City's zoning ordinance. Server rooms or data processing facilities that are clearly incidental and subordinate to a primary permitted use shall not be classified as data centers under this section. Cryptocurrency mining or blockchain validation facilities shall not qualify as accessory uses.
- B. Minor and Medium Data Centers shall be permitted by right in Light Industrial and Heavy Industrial zoning districts, subject to compliance with all applicable standards.
- C. Major Data Centers and Data Center Campuses shall be permitted only within Light Industrial and Heavy Industrial zoning districts and shall require approval of a Special Land Use Permit (SLUP).

SECTION 4. LOCATION AND BUFFER REQUIREMENTS

- A. No new Major Data Center or Data Center Campus shall be located within five hundred (500) feet of a residentially zoned property line.
- B. Where an interstate highway, state highway, or major arterial roadway separates the site from a residential zoning district, the required separation distance may be reduced to three hundred (300) feet.
- C. Major Data Centers and Data Center Campuses shall maintain a minimum transitional buffer of one hundred (100) feet along all property lines abutting non-industrial zoning districts. Required buffers shall be measured from the data center property line to the adjacent property line and shall remain undisturbed except for approved landscaping, screening, or stormwater features.
- D. Required buffers shall include landscaped areas and solid walls or berms designed to provide visual screening and sound attenuation.

SECTION 5. ARCHITECTURAL AND SITE DESIGN STANDARDS

- A. Buildings visible from public rights-of-way shall incorporate architectural articulation, fenestration, murals, or glazing on at least thirty (30) percent of the front façade.
- B. Prohibited exterior materials include corrugated metal, vinyl siding, unfinished concrete block, and similar low-durability materials.
- C. Maximum building height shall be seventy-five (75) feet, except where increased height is approved through an SLUP based on demonstrated sustainability benefits. Increased height may be approved through a Special Land Use Permit where the applicant demonstrates, through objective and verifiable documentation, that the proposed design provides **measurable sustainability benefits**, which may include, but are not limited to:
 - a. Documented reductions in water consumption or consumptive use;
 - b. Energy use intensity (EUI) or Power Usage Effectiveness (PUE) benchmarks exceeding industry standards;
 - c. Adaptive reuse of existing industrial structures;
 - d. Reduction in total land disturbance or impervious surface area; or
 - e. Other quantifiable environmental performance metrics supported by third-party analysis.
- D. Mechanical and rooftop equipment shall be fully screened from public view using architecturally integrated elements.

SECTION 6. OPERATIONAL STANDARDS

- A. All cooling and ventilation systems shall utilize closed-loop systems.
- B. The City Manager or designee may approve the use of an alternative cooling technology in lieu of a closed-loop system where the applicant demonstrates, through written documentation prepared and sealed by a licensed professional engineer, that the proposed system will achieve equal or greater reductions in total water withdrawals, consumptive water use, and wastewater generation when compared to a closed-loop system.
- C. Any approved alternative cooling technology shall not increase permitted water withdrawal volumes, consumptive use, or wastewater discharge beyond levels approved by the Georgia Environmental Protection Division or authorized through a Special Land Use Permit.
- D. Outdoor lighting shall comply with dark-sky standards and prevent light spillover onto adjacent properties.
- E. Noise levels shall not exceed sixty-five (65) A-weighted decibels (dBA) during daytime hours (7:00 a.m. – 10:00 p.m.) or fifty-five (55) dBA during nighttime hours (10:00 p.m. –

7:00 a.m.), measured at the property line as a one-hour equivalent continuous sound level (Leq), except during emergency operations.

Noise Measurement Standards.

Noise levels shall be measured:

1. Using ANSI or ISO-recognized sound measurement standards;
 2. By a qualified acoustical professional or licensed engineer; and
 3. During normal facility operations, excluding force majeure events or emergency conditions.
- F. Emergency generators shall comply with applicable EPA emissions standards and shall be used only for emergency operations, utility outages, or routine testing. Routine testing shall occur only between 8:00 a.m. and 6:00 p.m., shall not exceed eight (8) total hours per calendar month per site, and shall be conducted in a manner that minimizes noise impacts to adjacent properties. The City Manager or designee may require advance notification of routine testing schedules for facilities located within one thousand (1,000) feet of residential zoning districts.

SECTION 7. APPLICATION REQUIREMENTS

Applications for Major Data Centers or Data Center Campuses shall include:

1. Utility letters of availability;
2. Electrical infrastructure plan identifying substations, transmission lines, and coordination with the serving electric utility;
3. Noise impact analysis;
4. Water use and conservation plan;
5. Detailed water demand analysis showing daily, peak, and annual water use projections.
6. Copy of water withdrawal permit application submitted to EPD (if thresholds met) and a timeline for permit approval.
7. Water Conservation Plan demonstrating compliance with state groundwater use rules and any applicable coastal water conservation conditions.
8. Energy use and sustainability plan;
9. Stormwater management plan;
10. Sewer capacity and impact analysis;
11. Tree preservation and reforestation plan;
12. Decommissioning and site reuse plan, provided for planning and informational purposes only, identifying potential future reuse scenarios, anticipated infrastructure removal, and site stabilization measures. Submission of a decommissioning and site reuse plan shall not, by itself, impose a financial guarantee or abandonment obligation unless expressly required as a condition of a Special Land Use Permit, development agreement, or other legally authorized approval.
13. Phasing plan identifying infrastructure capacity requirements and construction timelines for each development phase. No building permit, certificate of occupancy, or utility connection shall be issued for any phase unless the applicant demonstrates adequate infrastructure capacity for that phase.

SECTION 8. SPECIAL LAND USE PERMITS

- A. In addition to standard SLUP criteria, applications shall be evaluated on infrastructure capacity, sustainability practices, environmental protection, and long-term compatibility with surrounding land uses.
- B. Redevelopment of existing industrial sites may be eligible for administrative approval where no significant expansion or new impacts are created, as determined by the City Manager or designee.
- C. Administrative Adjustments - The City Manager or designee may approve minor administrative adjustments to dimensional, buffering, architectural, or screening requirements where the applicant demonstrates, through written documentation, that the proposed alternative provides equal or greater environmental protection, noise mitigation, visual screening, or compatibility with surrounding land uses. Administrative adjustments shall not permit increases in water withdrawal, consumptive water use, or electrical demand beyond what was approved through the SLUP or permitted by state agencies. Administrative adjustments shall be documented in writing, shall include findings supporting equivalency or superiority of the approved alternative, and shall be maintained as part of the official project record.

SECTION 9. DRI AND STATE COORDINATION

If a proposed data center meets the Department of Community Affairs thresholds for *Developments of Regional Impact* (DRI), the City shall notify the Coastal Regional Commission and comply with the DRI process before final local action. Non-compliance may jeopardize the City’s status as a qualified local government and eligibility for state funding.

SECTION 10. WATER RESOURCE STANDARDS

A. State Water Permits:

- 1. Prior to construction or occupancy, any applicant proposing groundwater or surface water withdrawals in excess of 100,000 gallons per day shall provide proof of a valid Georgia Environmental Protection Division (EPD) water use permit, including an approved Water Conservation Plan where required. Proof of application and a copy of all permit conditions must be submitted to the City before any grading, building permit, or certificate of occupancy is issued.

B. Water Conservation and Use Reporting:

- 1. Major data center applicants must demonstrate that water use is minimized and that any consumptive use is mitigated (e.g., reuse, return to source, closed-loop systems).
- 2. If the project site is within the *Coastal Permitting Plan* area, applicants shall document compliance with applicable coastal water conservation conditions adopted under the Georgia EPD plan. [Environmental Protection Division](#)

C. Public Water Supply Watershed Coordination:

Where a data center is located within or draws from a mapped public water supply watershed, it shall comply with applicable watershed protection criteria and coordinate with the local water authority to ensure City and state requirements are met.

SECTION 11. ENFORCEMENT AND SEVERABILITY

- A. Any violation of this Ordinance shall be subject to enforcement as provided in the City Code.
- B. If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions, which shall remain in full force and effect.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective upon adoption.

ADOPTED by the Mayor and City Council of the City of Kingsland, Georgia, this ____ day of _____, 2026.

Mayor, City of Kingsland

ATTEST:

City Clerk

**RESOLUTION FOR THE ADOPTION OF
THE CITY OF KINGSLAND PREMIUM ONLY PLAN**

On this date, the Secretary/ Principal of **The City of Kingsland** did meet to discuss the implementation of **The City of Kingsland PREMIUM ONLY PLAN** to be effective **January 1, 2026**. Let it be known that the following resolutions were duly adopted by the Secretary/ Principal of **The City of Kingsland** and that such resolutions have not been modified or rescinded as of the date hereof;

RESOLVED, that the form of Premium Only Plan, as authorized under Section 125 of the Internal Revenue Code of 1986, presented to this meeting is hereby adopted and approved and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Plan Administrator one or more copies of the Plan.

RESOLVED, that the Plan Year shall be for a 12-month period beginning on **January 1**.

RESOLVED, that the proper officers of the Employer shall act as soon as possible to notify employees of the adoption of the Premium Only Plan by delivering to each Employee a copy of the Summary Plan Description presented to this meeting, which form is hereby approved.

The undersigned certifies that true copies of the Plan Document, and Summary Plan Description for **The City of Kingsland PREMIUM ONLY PLAN** approved and adopted in the foregoing resolutions.

The undersigned further certifies and attests that the above resolutions were made with the consent of the Secretary/ Principal:

By: _____
Secretary/ Principal

By: _____
Witness

Date: _____

Date: _____

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF KINGSLAND, GEORGIA
AND THE CAMDEN COUNTY PUBLIC SERVICE AUTHORITY**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into as of this ___ day of _____, 2025, by and between the **City of Kingsland, Georgia** a political subdivision of the State of Georgia (hereinafter referred to as “Kingsland”) and **Camden County Public Service Authority**, an authority enacted under the laws of the State of Georgia (hereinafter referred to as "PSA"), collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, This Agreement is entered into pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, which authorizes intergovernmental contracts between political subdivisions of this State.

WHEREAS, the PSA has identified and included various Kingsland parks and recreation projects in the Special Purpose Local Option Sales Tax VIII (“SPLOST VIII”) referendum approved by the voters of Camden County, Georgia that have yet to be completed, specifically: Kingsland Catfish Park and Kingsland Lions Park, (the “SPLOST VIII Projects”); and

WHEREAS, Kingsland has undertaken or will undertake in the future, improvements to certain parks and recreation facilities that are part of the same projects outlined in the SPLOST VIII referendum and is seeking reimbursement from the remaining unspent SPLOST VIII proceeds for the costs associated with these improvements (“Kingsland Improvements”); and

WHEREAS, the Parties desire to work cooperatively to ensure the timely and efficient completion of the SPLOST VIII Projects and to allocate the remaining unspent SPLOST proceeds for the reimbursement of costs incurred by Kingsland in making improvements to Kingsland owned parks and recreation projects designated under SPLOST VIII.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and undertakings hereinafter set forth, the Parties agree as follows:

1. **Purpose of Agreement:** The purpose of this Agreement is to establish the terms and conditions under which Kingsland will be reimbursed for the cost of improvements made to parks and recreation facilities as part of the SPLOST VIII Projects from the remaining unspent SPLOST VIII proceeds.

All reimbursements under this Agreement shall be limited strictly to expenditures that are authorized under the SPLOST VIII Referendum and permitted by applicable Georgia law.

2. **Scope of Work:** Kingsland shall submit to PSA a written request for reimbursement identifying:
 - a) The specific improvement completed;
 - b) The total cost incurred;
 - c) Documentation demonstrating that the expenditure is eligible under the SPLOST VIII Referendum.

PSA shall review submitted materials for the limited purpose of verifying eligibility and compliance with the SPLOST VIII Referendum and applicable law. PSA approval shall not be unreasonably withheld if expenditures are documented and eligible.

3. Reimbursement Process:

- a) Kingsland shall submit invoices, proof of payment, and supporting documentation sufficient to demonstrate eligibility.
- b) Upon verification of eligibility, PSA shall remit payment to Kingsland from available and lawfully expendable unspent SPLOST VIII proceeds allocated to the SPLOST VIII Projects.
- c) Reimbursement shall be made only to the extent funds are lawfully available and shall not exceed the maximum allocations set forth below.
- d) The Parties agree to cooperate with the Kingsland Finance Department to ensure timely processing.

4. Project Funding: The reimbursement will not exceed the following current unspent PSA SPLOST VIII allocations:

Kingsland Catfish Park	\$ 52,336.13
Kingsland Lions Park	<u>\$ 38,369.60</u>
Total Maximum Reimbursement	\$ 90,705.73

5. Records and Audit

Kingsland shall maintain all financial records, invoices, and supporting documentation related to reimbursed expenditures for a minimum period of five (5) years from the date of reimbursement. Such records shall be made available for inspection and audit by PSA or other authorized governmental entities upon reasonable request.

- 6. **Term and Termination:** This Agreement shall become effective upon the date of execution by both Parties and shall remain in effect until all reimbursements have been completed and all obligations of the Parties have been fulfilled, unless terminated earlier by mutual written consent of the Parties. This Agreement shall not exceed the maximum duration permitted under Article IX, Section III, Paragraph I of the Georgia Constitution.
- 7. **Liability:** Each Party shall be responsible for its own acts and omissions and those of its officers, employees, and agents. Nothing in this Agreement shall be construed as a waiver of sovereign or governmental immunity.
- 8. **Dispute Resolution:** In the event of any disagreement between the Parties regarding the terms of this Agreement, the Parties agree to engage in good-faith negotiations to resolve the matter. If the dispute cannot be resolved through negotiation, the Parties may pursue other remedies as provided by law.
- 9. **Notices:** Any notice required under this Agreement shall be in writing and delivered by hand delivery, certified mail, or recognized overnight courier to the following addresses (or as later designated in writing):

City of Kingsland, Georgia
107 South Lee Street
Kingsland, Georgia 31548

Camden County Public Service Authority
1050 Wildcat Drive
Kingsland, GA 31548

Notice shall be deemed received upon delivery.

10. Miscellaneous:

- a) **Entire Agreement:** This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, representations, and understandings, whether written or oral.
- b) **Amendments:** This Agreement may be amended only by a written instrument signed by both Parties.
- c) **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
- d) **No Third-Party Beneficiaries:** This Agreement is made solely for the benefit of the Parties, and no other person or entity shall have any rights under this Agreement.
- e) **Severability:** If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

CITY OF KINGSLAND, GEORGIA (Kingsland):

By: _____

Name: Dr. C. Grayson Day, Jr.

Title: Mayor

Date: _____

CAMDEN KINGSLAND PUBLIC SERVICE AUTHORITY (PSA):

By: _____

Name: Alexander Blount

Title: Chairman

Date: _____



Bid Tabulation
Renovation of Fire Station #3
2/24/2026

Vendors	Bent Pine Construction	K&G Construction Co. Inc	Overholt Construction	Atlantic Coast Construction Group	Samet Corporation
Base Bid	\$2,424,814	\$2,447,944	\$2,565,827	\$2,650,000	\$3,360,241
Total Days to Completion	365 Days	280 Days	273 Days	217 Days	302 Days

The following Alternate prices are hereby established and subject to Owner approval, and may be incorporated into the Contract Price at the time of the award. Said Alternate Prices shall remain firm and in effect for 60 days after Notice to Proceed is issued. The Owner reserves the right to exercise/accept any combination of independent Alternates and adjust the contract price accordingly.

Alternate Options:	Bent Pine Construction	K&G Construction Co. Inc	Overholt Construction	Atlantic Coast Construction Group	Samet Corporation
Alternate No. 1	-\$37,000	-\$23,750	-\$34,330	-\$38,000	-\$69,000
Alternate No. 2	+\$53,537	-\$29,650	+\$2,323	-\$7,000	-\$44,617
Alternate No. 3	-\$8,000	-\$19,500	-\$15,000	-\$28,000	-\$12,500
Alternate No. 4	-\$40,000	-\$40,000	-\$3,300	-\$40,000	-\$40,000

Alternate No. 1: Delete outdoor covered area in its entirety, including masonry screen wall, concrete slab, metal canopy, and concrete sidewalk between fitness room and outdoor covered area. Include construction of 5'x5' concrete stoop at fitness room exterior door 118A and dayroom exterior door 120A.

Alternate No. 2: Delete all metal wall panels on exterior elevations, and replace with EIFS.

Alternate No. 3: Delete scope (see demolition note 14) to remove portion of existing exterior wall at each overhead door on north elevation of apparatus bay.

Alternate No. 4: Delete all landscaping as depicted on sheet C4.0 in its entirety.

Camden County Public Service Authority
 1050 WILDCAT DRIVE
 KINGSLAND, GA 31548 US
 +19127295600
 Accountspayable@camdenpsa.com

Invoice



BILL TO
CITY OF KINGSLAND PO BOX 250 KINGSLAND, GA 31548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-002	02/24/2026	\$23,500.00	03/26/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/24/2026	Sale of Surplus	Polaris Side by Side	1	10,000.00	10,000.00
02/24/2026	Sale of Surplus	Polaris Side by Side	1	5,000.00	5,000.00
02/24/2026	Sale of Surplus	Exmark Mower	1	5,000.00	5,000.00
02/24/2026	Sale of Surplus	Exmark Mower	1	3,500.00	3,500.00

SUBTOTAL	23,500.00
TAX	0.00
TOTAL	23,500.00
BALANCE DUE	\$23,500.00



Bid Tabulation
Purchase of Cellular Water Meters for Pilot Program
2/20/26

Description	QTY	Delta Municipal Supply	STALine Waterworks
5/8" Cellular Pit Register (Neptune T-10 ProCoder R900i Multi-Carrier or Equal)	100	\$25,000	\$26,000
Neptune 360 SaaS Platform+ Multi Carrier Cellular Data Plan Annual Recurring Subscription	100	\$875	\$1,210
Project Mangement/Training	-	-	\$1,000
Total		\$25,875	\$28,210