



**CITY OF KINGSLAND, GEORGIA  
PLANNING & ZONING  
AGENDA • APRIL 6, 2026**

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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**I. PUBLIC HEARING**

1. Special Use Permit-451 E. Hilton Ave.-Parcel K16 01 015

Jared Murphy, with Elite Land Development Group, Inc., is requesting approval of a Special Use Permit to be able to continue the existing use of an equipment storage and laydown yard on parcel K16 01 015, located at 451 E. Hilton Ave. The parcel is zoned R-1 (Single Family Residential) and is currently owned by Matt & Will Ellis.

2. Special Use Permit-162 Verano St-Parcel 107T02 059

Evelynn Ralston is requesting approval of a Special Use Permit to have a children's daycare business at her residence located at 162 Verano St. The parcel contains approximately 0.22 acres and is zoned PD/R-1.

**II. CALL TO ORDER**

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

**III. APPROVE MINUTES**

1. Minutes of the Previous Meeting

**IV. AGENDA ITEMS**

1. Right of Way Acceptance-Lake Juniper Phases IV & V

Charles Gilman, Jr., with Lake Manor West, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 60' ROW including all infrastructure within the continuation of Verano St. and all of Whistler Drive and Sundance Street. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on November 1, 2025 and all infrastructure was in good working order. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-138 Laurel Marsh Way-Parcel 120F 058

Dustin Hanson has applied for a Home Occupation Permit for a land clearing business known as "Hanson Land Solutions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Home Occupation-207 Norwood Dr.-Parcel 082N 008A

Brenda Prestridge has applied for a Home Occupation Permit for a residential cleaning business known as "B's Cleaning". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

4. Special Use Permit-451 E. Hilton Ave.-Parcel K16 01 015

Jared Murphy, with Elite Land Development Group, Inc., is requesting a Special Use Permit to be able to continue the existing use of a laydown yard and outside equipment storage on parcel K16 01 015. Zoning is R-1. Planning Staff recommends approval with the following conditions:

- 1) Applicant must install opaque fencing and approved landscaping along the property that fronts E. Hilton Ave.
- 2) Hours of Operation will be from 7:00 am to 6:00 PM Monday - Saturday.

5. Special Use Permit-162 Verano St.-Parcel 107T02 059

Evelynn Ralston is requesting approval of a Special Use Permit to be able to operate an in home children's daycare (maximum 6 children) at her residence located at 162 Verano St. Zoning is PD/R-1. Planning Staff recommends approval with the following conditions:

- 1) Hours of Operation will be Monday - Friday from 7:00 am to 6:00 pm.
- 2) No parking of vehicles in the street.

6. Re-Plat-Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted an application for a Re-Plat of Laurel Preserve Phase 1A, consisting of 18 single family lots on approximately 4.5 acres. The purpose of the Re-Plat is to revise the amenity center tract and lots 53 & 54. This will remove the easement across tract 2 and add an easement along common lot lines of lots 53 & 54. Zoning is PD/R-1. Staff recommends approval.

## V. ADJOURNMENT



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Right of Way Acceptance- Lake Juniper Phase IV & V

#### Summary:

Charles Gilman Jr. with Lake Manor West, LLC has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 60' ROW including all infrastructure within the continuation of Verano St. and all of Whistler Drive and Sundance Street. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on November 1, 2025 and all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
Planning & Zoning Director

Camden County  
State of Georgia

### RIGHT OF WAY DEED

This indenture, made this 5 day of February 2026, between LAKE MANOR WEST, LLC, a Georgia Limited Liability Company, as parties of the first part, hereinafter called the GRANTORS and THE CITY OF KINGSLAND, a political municipality organized under the laws of the State of Georgia, as party of the second part, hereinafter called the GRANTEE;

#### WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), in hand paid and benefits flowing, the GRANTORS do hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, the following property to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LAKE JUNIPER PHASE IV AND PHASE V, SUBDIVISION, CITY OF KINGSLAND, 1606<sup>th</sup> G.M.D., CAMDEN COUNTY, GEORGIA (SAID LAKE JUNIPER PHASE IV SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2023, PAGE 22 AND SAID LAKE JUNIPER PHASE V ACCORDING TO PLAT RECORDED IN PLAT BOOK 2023, PAGE 88, BOTH IN THE PUBLIC RECORDS OF CAMDEN COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF VERANO (A 60 FOOT RIGHT OF WAY), LYING IN BOTH PHASE IV AND V, AND ALL OF WHISTLER DRIVE AND SUNDANCE STREET LYING IN PHASE V, CITY OF KINGSLAND GEORGIA.

THE LAND THUS DESCRIBED CONTAINS 3.07 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

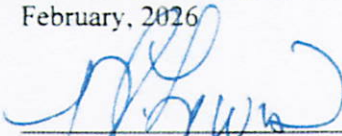
TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF LAKE JUNIPER PHASE IV AND V SUBDIVISION.

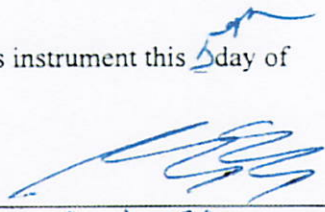
Said land is being conveyed to GRANTEE for the purpose of maintenance and use of the public roads described above.

To have and to hold the bargained premises unto the GRANTEE, its successors and assigns forever in fee simple.

Party of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against all claims of all persons whomever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 5 day of February, 2026

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
BY: Charles Gilman  
ITS: v. ce president

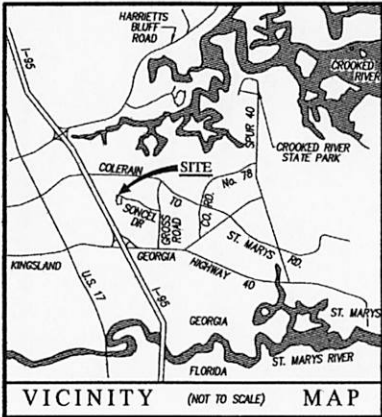
  
\_\_\_\_\_  
Notary Public



APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. IN A LAWFUL ASSEMBLY BY MAJORITY VOTE OF THE KINGSLAND CITY COUNCIL.

\_\_\_\_\_  
BY:  
ITS:

\_\_\_\_\_  
BY:  
ITS:

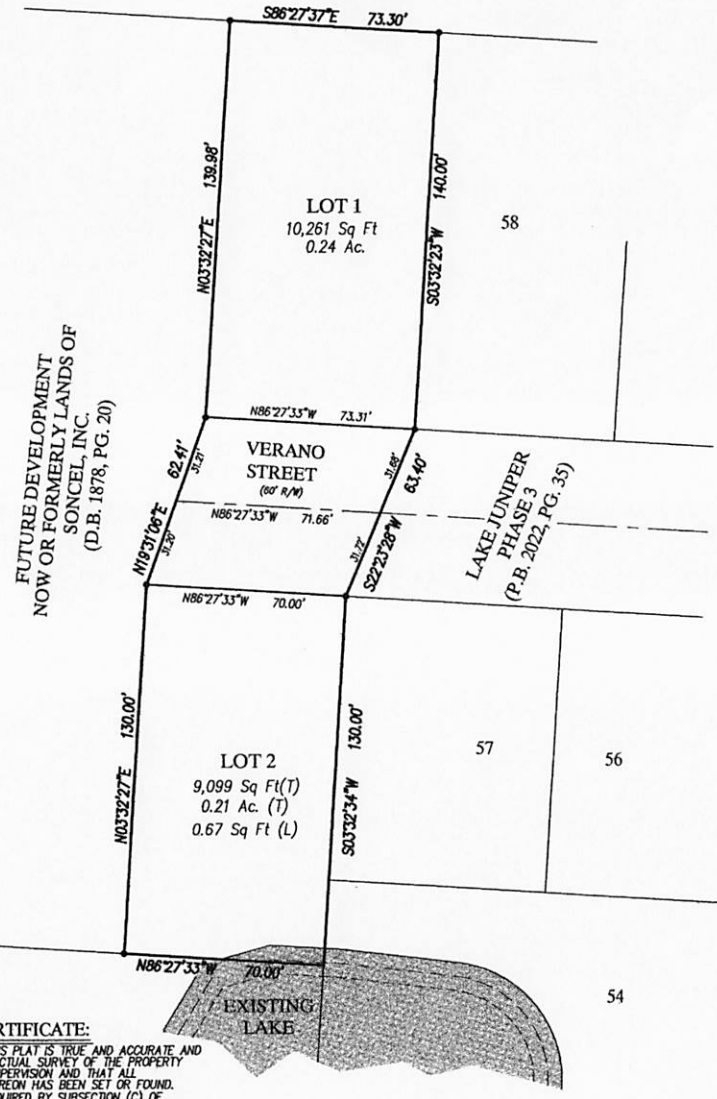


**FILING INFORMATION**  
 5601942203 P2023000022  
 PARTICIPANT ID  
**BK:2023 PG:22-22**  
 FILED IN OFFICE  
 CLERK OF COURT  
 02/28/2023 11:52 AM  
 JOY LYNN TURNER, CLERK  
 SUPERIOR COURT  
 CAMDEN COUNTY, GA.

**PROPERTY OWNED BY:**  
 SONCEL, INC.  
 140 LAKES BOULEVARD  
 KINGSLAND, GEORGIA 31548  
 (912) 729-4994  
 (D.B. 1128, PG. 245)

NOW OR FORMERLY  
 LANDS OF  
 DEBORAH & FRED COMBS  
 (D. B. 2161, PG. 669)

MINOR SUBDIVISION PLAT OF  
**LAKE JUNIPER, PHASE IV,**  
 CITY OF KINGSLAND, 1606th G.M.D.,  
 CAMDEN COUNTY, GEORGIA



FUTURE DEVELOPMENT  
 NOW OR FORMERLY LANDS OF  
 SONCEL, INC.  
 (D.B. 1878, PG. 20)

**NOTES:**

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF N86°27'33"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO STREET ACCORDING TO PLAT RECORDED IN P.D. 2022, PAGE. No. 35, PUBLIC RECORDS OF CAMDEN COUNTY.
- SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP NO. 13039C0395G, COMMUNITY No. 10238, PANEL No. 0395, SUFFIX "G", DATED: DECEMBER 21, 2017 FOR: CAMDEN COUNTY, GEORGIA.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
 FRONT: 20 FEET (10' SIDE STREET)  
 SIDES: 5 FEET; SIDE FROM STREETS: 10 FEET;  
 REAR: 10 FEET (10' REAR STREET)
- PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED R.L.S. 2893 AND ARE SHOWN THUS: SET: □ FOUND: ■ FOUND 1/2" IRON PIPES ARE SHOWN THUS: ●
- LOT CORNERS, OUTER BOUNDARY CORNERS NOT FOUND AND INTERIOR P.C.'S & P.T.'S ARE 1/2" REBARS AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- SUBJECT PROPERTY CONTAINS 0.54 ACRES. (2 LOTS).
- SUBJECT PROPERTY IS CURRENTLY ZONED: PD WITH SINGLE FAMILY RESIDENTIAL USAGE.
- EACH LOT IS SUBJECT TO A 5.0 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LYING IN A JURISDICTIONAL WETLAND AREA SHOWN HEREON.
- SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEWER, LINES WITHIN SUBDIVISION INSTALLED BY DEVELOPER.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKEFENOKO ELECTRIC MEMBERSHIP CORPORATION (O.R.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.
- THE AMENITY AND LAKE AREA WITHIN TRACT "A" OF PHASE V IS TO BE PART OF THE DESIGN OF THIS SUBDIVISION.

**OWNER'S CERTIFICATE:**  
 STATE OF GEORGIA, COUNTY OF CAMDEN  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: Charles Gilman III, OWNER/AGENT DATE: 2-23-23

**MINOR PLAT CERTIFICATION:**  
 THIS PLAT MEETS THE REQUIREMENTS FOR FILING WITH THE CLERK OF SUPERIOR COURT AS A MINOR SUBDIVISION AND HAS APPROVED THIS PLAT MAP OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

Scott L. Kimball DATE: 2/27/23  
 PLANNING & BUILDING DEPARTMENT  
Scott L. Kimball DATE: 2/27/23  
 PRINTED NAME

**CITY MANAGER'S CERTIFICATION:**  
 CITY OF KINGSLAND, COUNTY OF CAMDEN, STATE OF GEORGIA

BY: Heidi DATE: 2/28/23  
 CITY MANAGER  
 BY: Heidi  
 PRINTED NAME

**LEGEND**

● DENOTES 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)	P.B. = PLAT BOOK
■ DENOTES FLD. CONC. MON.	P.D. = PLAT DRAWER
○ DENOTES SET 1/2" REBAR	P.C.C. = POINT OF COMPOUND CURVATURE
R/W = RIGHT-OF-WAY	ARC = ARC LENGTH
P.C. = POINT OF CURVATURE	ID = IDENTIFICATION
P.T. = POINT OF TANGENCY	FD. = FOUND
P.R.C. = POINT OF REVERSE CURVATURE	L.B. = LICENSED BUSINESS
RD = RADIIUS	CONC. = CONCRETE
Δ DENOTES SET MAG. NAIL	MON. = MONUMENT
▲ DENOTES FLD. MAG. NAIL/PK. NAIL	ID = IDENTIFICATION
B.R.L. = BUILDING RESTRICTION LINE	ORB = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK	(T) = TOTAL
PG. = PAGE	(W) = WETLAND
(h) = CHORD	SQ. FT. = SQUARE FEET
	(r) = RADIAL

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES AND THAT SUCH GOVERNING AUTHORITIES HAVE WRITING THAT APPROVAL IS NOT REQUIRED.

BY: Ernest R. Bennett DATE: 02-21-2023  
 ERNEST R. BENNETT, SURVEYOR  
 GEORGIA REG. SURV. NO. 12893

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67.

SCALE: 1" = 30'

DWN. BY: GD CKD. BY: R.B.

**BENNETT SURVEYING, INC.**  
 Surveyors and Land Planners  
 102 MARSH HARBOUR PARKWAY, UNIT 103  
 KINGSLAND, GEORGIA 31548  
 (912) 258-8899  
 (912) 873-8940  
 LICENSED SURVEY FIRM No. 1267

F.B. 2023-02, PG. 22  
 Z:\Public\BOS\CAD\1\Kingsland\Lakes development\Lake Juniper 4.dwg



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 April 13, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

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

\_\_\_\_\_  
Jo Seigler

**RESOLUTION ACCEPTING PROPERTY**

WHEREAS, there is recorded in Plat Book 2023, page 22 and Plat Book 2023, Page 88, Camden County, Georgia, records, a plat of survey that depicts a certain street for the use of those owning property within the Lake Juniper Subdivision, which street is within the city limits of the City of Kingsland.

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

WHEREAS, Lake Manor West, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of those streets are identified as Verano Street (60' Right of Way) lying in both Phase IV and V, and all of Whistler Drive and Sundance Street lying in Phase V, as more together with all improvements located thereon, including roads, infrastructure, and streetlights located thereon; which deed is acceptable to the City of Kingsland.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL

OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Lake Manor West, LLC

to the City of Kingsland, Georgia, conveying the aforesaid street within the Lake Juniper Subdivision, dated, April 13, 2026 is hereby accepted by the

City of Kingsland. Said Verano Street, Whistler Drive, and Sundance Street is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.

THIS 13th day of April, 2026.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_ (SEAL)

Its Mayor

Attest: \_\_\_\_\_ (SEAL)

Its City Clerk



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Home Occupation- 138 Laurel Marsh Way. - Parcel # 120F 058

#### Summary:

Dustin Hanson has applied for a home occupation permit for a land clearing business known as "Hanson Land Solutions, 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



April Agenda

240183

**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: Dustin Hanson PHONE: [REDACTED]

ADDRESS: 138 Laurel Marsh 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.)

GROUP/BUSINESS YOU REPRESENT: Hanson Land Solutions, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 138 Laurel Marsh Way, Kingsland GA.31548

TAX MAP & PARCEL NUMBER: 120F 058 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Deidre Hanson

ADDRESS: 138 Laurel Marsh Way

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: Dustin N. Hanson DATE: 02/12/2026



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

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 2/12/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/12/26

3. DATE PERMIT FEE PAID: 2/13/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

APPROVAL RECOMMENDED  DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 4/6/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

5. CITY COUNCIL ACTION:

APPROVED  DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 4/13/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 4/14/26

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

[Signature] 2/12/26  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



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

APPLICANT: Dustin Hanson

ADDRESS: 138 Laurel Marsh Way

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: ( [REDACTED] ) \_\_\_\_\_ E-MAIL: Same as above

PROPOSED BUSINESS: Hanson Land Solutions, LLC LOCATION: Same as address above

TAX PARCEL: 120 F 058 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: 300A Business area sq. ft. 2144 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.**

Dustin N. Hanson  
SIGNATURE OF APPLICANT

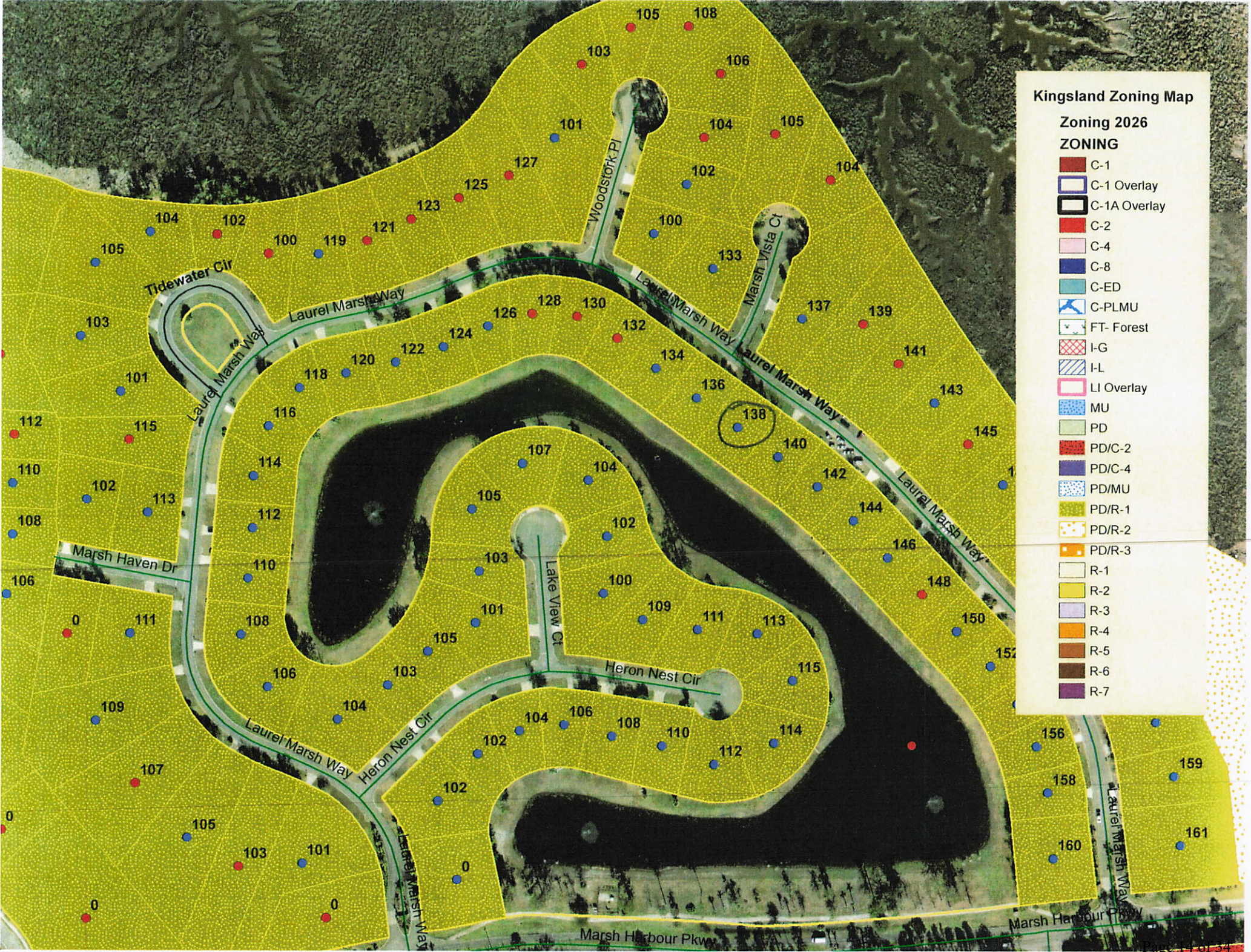
02/12/2026  
DATE

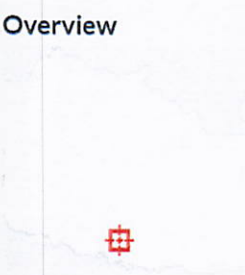
# Kingsland Zoning Map

## 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





- 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	120F 058	Owner	JOINER DEIDRE	Last 2 Sales			
Class Code	Residential		138 LAUREL MARSH WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/5/2022	\$381000	FM	Q
	KINGSLAND	Physical Address	138 LAUREL MARSH WAY	3/17/2021	0	QC	U
Acres	0.25	Assessed Value	Value \$445236				

(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:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Home Occupation- 207 Norwood Drive - Parcel # 082N 008A

#### Summary:

Brenda Prestridge has applied for a home occupation permit for a residential cleaning business known as “B’s Cleaning”. 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



April 2026  
240187

**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: Brenda Leigh Prestridge PHONE: [REDACTED]

ADDRESS: 207 Norwood Drive Kingsland, GA 31548

FAX: \_\_\_\_\_ E-MAIL: [REDACTED]

Type of use you are requesting:

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

GROUP/BUSINESS YOU REPRESENT: B's Cleaning

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 207 Norwood Drive Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 082N 008A ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: \_\_\_\_\_

ADDRESS: NA

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: Brenda Prestridge DATE: 3/6/20



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

1. DATE COMPLETE APPLICATION FILED: 3/6/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3/6/26

3. DATE PERMIT FEE PAID: 3/6/26 AMOUNT PAID: \$ 50.

4. PLANNING COMMISSION REVIEW:  
 APPROVAL RECOMMENDED       DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 4/6/26  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

5. CITY COUNCIL ACTION:  
 APPROVED     DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 4/13/26  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 4/14/26

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

3/6/26  
 DATE

\_\_\_\_\_  
 CITY MANAGER  
 CITY OF KINGSLAND

\_\_\_\_\_  
 DATE



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

APPLICANT: Brenda Prestridge  
ADDRESS: 207 Norwood Drive  
CITY: Kingsland STATE: GA ZIP: 31548  
PHONE: [REDACTED] FAX: ( ) W/A E-MAIL: [REDACTED]  
PROPOSED BUSINESS: Cleaning business LOCATION: Kingsland, GA  
TAX PARCEL: 082N 008A 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.*

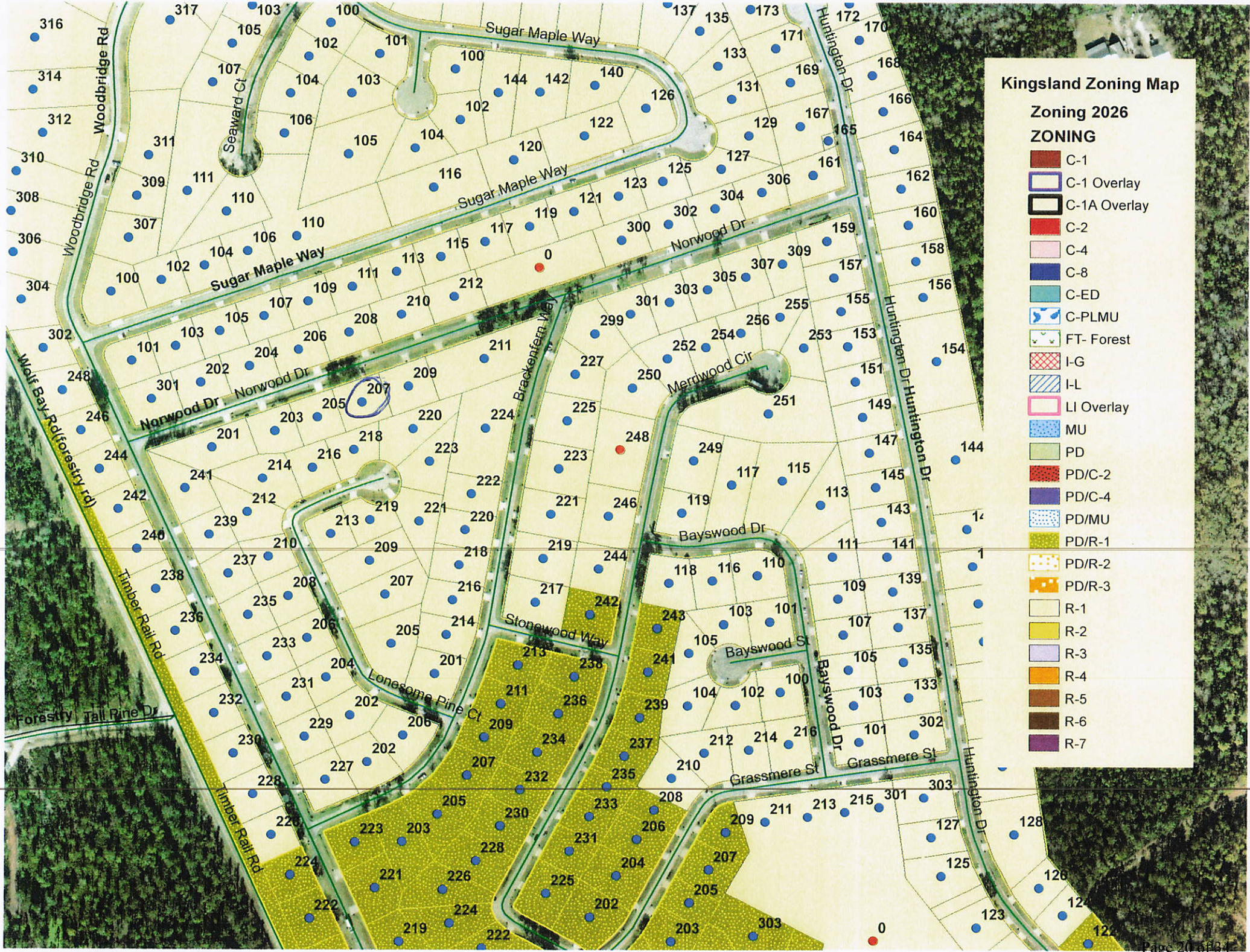
**HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:**

- 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: 200 Business area sq. ft. 1536 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.**

Brenda Prestridge  
SIGNATURE OF APPLICANT

3-6-26  
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	082N 008A	Owner	PRESTRIDGE STEVEN & BRENDA	Last 2 Sales			
Class Code	Residential		207 NORWOOD DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/30/2019	\$160000	FM	Q
	KINGSLAND	Physical Address	207 NORWOOD DR	6/16/2006	\$152000	FM	Q
Acres	n/a	Assessed Value	Value \$247721				

(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:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Special Use Permit- 451 E. Hilton Ave. -Parcel # K1601 015

#### **Background:**

The parcel and is currently owned by Matt and Will Ellis, who have operated an equipment storage and laydown yard for over 40 years at this location. The applicant, Jared Murphy is wanting to buy the property and use it for the same existing use. The parcel is currently zoned R-1 (Single Family Residential) and is located in the C-1A Business Corridor District. A laydown yard and outside equipment storage is not an allowed use in this type zoning district, but can be granted as a special exception. Rezoning the parcel to C-2 (General Commercial) would not be a viable option due to the location of the parcel being in a residential setting. Planning staff does not believe the continued use would not cause any issues or be or detrimental to the area.

#### **Summary:**

Jared Murphy, with Elite Land Development Group, Inc. is requesting a SUP to be able to continue the existing use of a laydown yard and outside equipment storage on parcel K1601 015.

**Zoning:** R-1

**Is Proposal Consistent with the Comprehensive Plan?** No

**Staff Recommendation:** Planning Staff recommends Approval with the following conditions.

- 1) Applicant must install opaque fencing and approved landscaping along the property that fronts E. Hilton Ave.
- 2) Hours of Operation will be from 7:00 am to 6:00 pm Monday - Saturday

Scott L. Kimball  
Planning & Zoning Director

240186



### APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

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

#### TO BE COMPLETED BY APPLICANT:

- Your Name: Elite Land Development group inc Phone: [REDACTED]  
Mailing Address: 612 N Lee St Kingsland GA 31548
- The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):  
 A Zoning Amendment (rezoning)  
 A home occupation  
 Other \_\_\_\_\_
- Location of property:  
Street Address 451 east Hilton Ave kingsland GA 31548  
Parcel No. K16-01-015 Lot No. \_\_\_\_\_
- Present Zoning R1 incl-A district
- Owner of property, if not you: (Name, Address & Phone Number, please)  
Matt & will Ellis 912-269-1734  
451 E Hilton Ave kingsland GA 31560
- Proposed use of property: no change in use

#### TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- Has the correct fee been paid?  
 Yes ( ) No Amount \$ 300.
- Date complete application filed: 3/4/26
- List of attachments:  
 Simple map with property owner's name  
 Site Plan  
 Other \_\_\_\_\_
- Public hearing:  
 Date applicant notified: 3/4/26  
 Date hearing advertised: 3/12/26  
 Date hearing held: 4/6/26
- Planning Commission recommended:  
 Approval ( ) Denial Date: 4/6/26  
Conditions of approval or reasons for denial: \_\_\_\_\_
- City Council: ( ) Approved ( ) Denied  
Conditions of approval or reasons for denial: \_\_\_\_\_
- Date applicant notified of final action: 4/14/26

**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.**

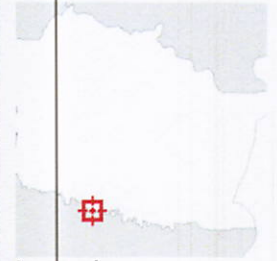
Signed: [Signature] Date: 3/3/26







Overview



Legend

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

<b>Parcel ID</b>	K16 01 015	<b>Owner</b>	ELLIS WILLIAM H JR & MATT P	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		1234 DRIZZLE BLUFF ROAD	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		WOODBINE, GA 31569	1/18/2005	0	FY	U
	KINGSLAND	<b>Physical Address</b>	451 E HILTON AVE	12/1/1994	0	NM	U
<b>Acres</b>	3.36	<b>Assessed Value</b>	Value \$119207				

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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:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Special Use Permit- 162 Verano St. -Parcel # 107T02 059

#### **Background:**

The parcel is currently zoned PD/R-1 and is located in the Lake Juniper Subdivision. An in home children's daycare with a maximum of 6 children under the age of 13 is an allowed use with a Special Use Permit in a R-1 Zoning District. A map of the inside of the home was submitted (attached to report) showing the areas in which the children will be supervised. The house is a 3br, 2 baths and is 1873 square feet in size. The applicant stated the hours of operation would be based on military family needs, but mostly from 7am to 6pm M-F.

#### **Summary:**

Evelyn Ralston, is requesting approval of a SUP to be able to operate an in home children's daycare (maximum 6 children) at her residence located at 162 Verano St.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Planning Staff recommends Approval with the following condition.

- 1) Hours of Operation will be Monday- Friday from 7:00 am to 6:00 pm
- 2) No parking of vehicles in the street.

Scott L. Kimball  
Planning & Zoning Director

240185



# APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

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

### TO BE COMPLETED BY APPLICANT:

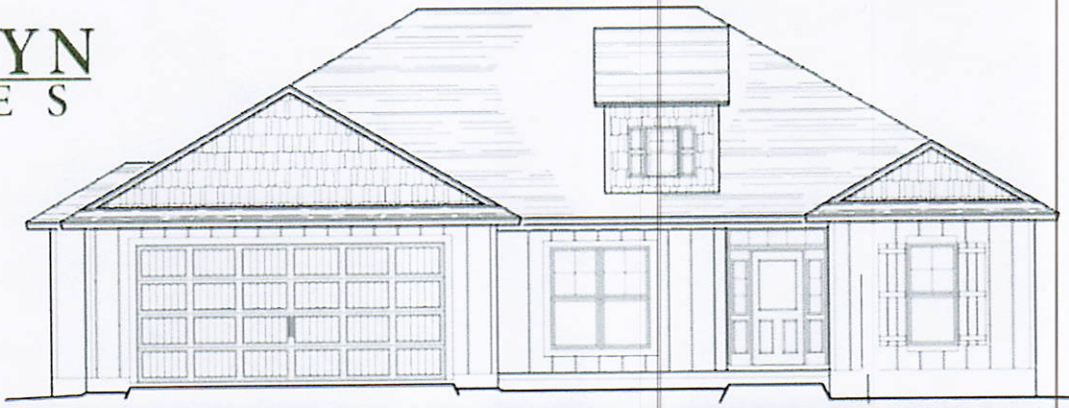
- Your Name: EVEYNN RAISTON Phone: [REDACTED]  
Mailing Address: 102 Verano St Kingsland Ga
- The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):  
 A Zoning Amendment (rezoning)  
 A home occupation  
 Other \_\_\_\_\_
- Location of property:  
Street Address 102 Verano St Kingsland Ga  
Parcel No. 107102 Lot No. 059
- Present Zoning 059 PD/B-1 Single-family home
- Owner of property, if not you: (Name, Address & Phone Number, please)  
N/A
- Proposed use of property: Family Child care learning home - licensed through GA, with no more than 6 children enrolled, with no home modifications and low-impact on neighbor 6.

**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.**

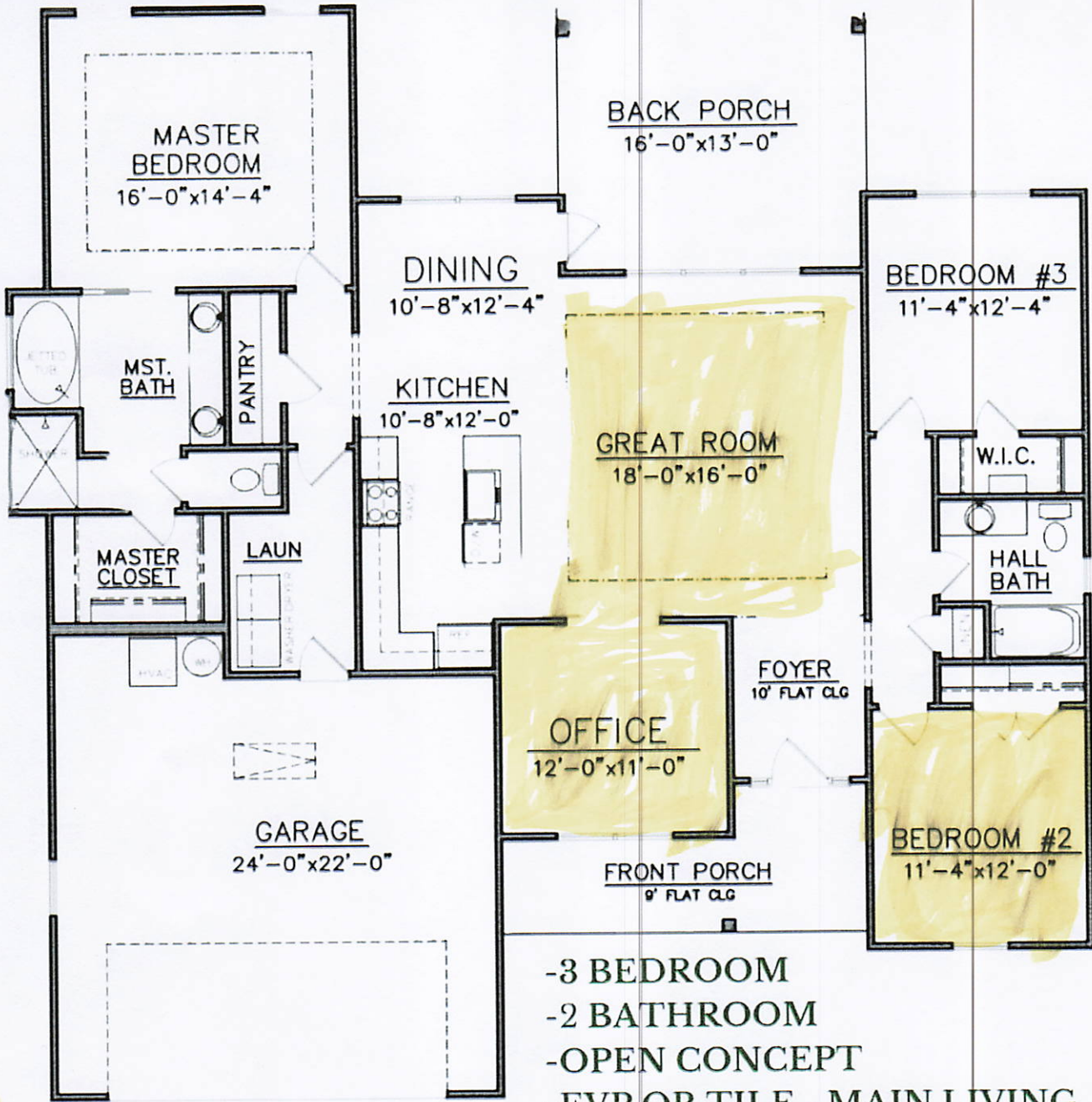
Signed: [Signature] Date: 03/02/2026

### TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- Has the correct fee been paid?  
 Yes ( ) No Amount \$ 300.
- Date complete application filed: 3/3/26
- List of attachments:  
 Simple map with property owner's name  
 Site Plan  
 Other \_\_\_\_\_
- Public hearing:  
 Date applicant notified: 3/3/26  
 Date hearing advertised: 3/12/26  
 Date hearing held: 4/6/26
- Planning Commission recommended:  
 Approval ( ) Denial Date: 4/6/26  
Conditions of approval or reasons for denial: \_\_\_\_\_
- City Council: ( ) Approved ( ) Denied  
Conditions of approval or reasons for denial: \_\_\_\_\_
- Date applicant notified of final action: 4/14/26



**1835 SOFT PLAN**



- 3 BEDROOM
- 2 BATHROOM
- OPEN CONCEPT
- EVP OR TILE - MAIN LIVING
- CARPET - BEDROOMS
- STUCCO, BOARD & BATTEN,  
OR HARDIE LAP SIDING

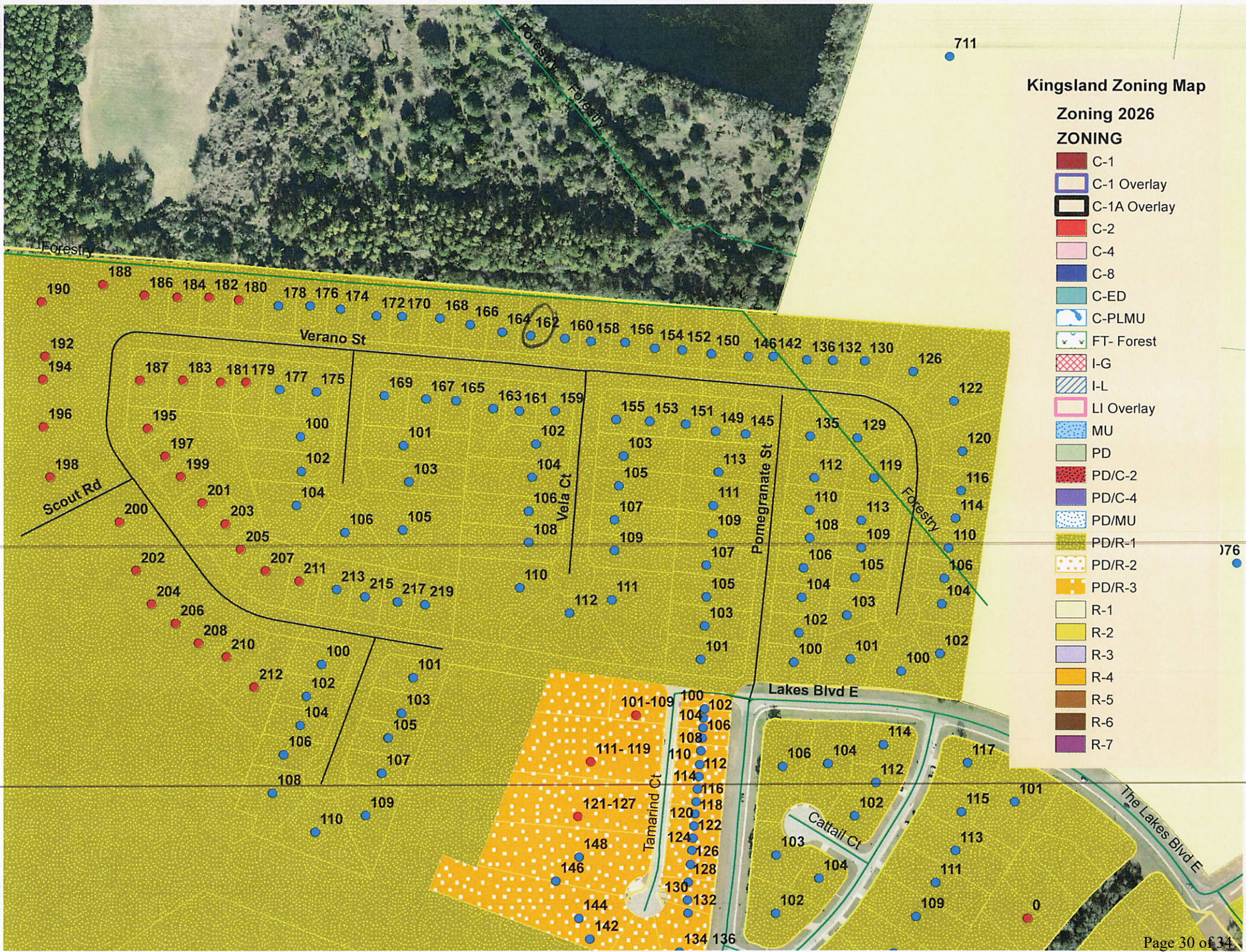
*Area where children will be kept.*

# 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	107T02 059	Owner	KORCH IAN ALEXANDER & EVELYNN GRACE RALSTON	Last 2 Sales				
Class Code	Residential		162 VERANO STREET	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/18/2025	\$365000	FM	Q	
				7/18/2022	0	NM	U	
Acres	0.22	Physical Address	162 VERANO ST					
		Assessed Value	Value \$370818					

(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:** April 6, 2026

**City Council Meeting Date:** April 13, 2026

**Agenda Item:** Re- Plat

**Summary:** Ron Sawyer with Sawdawg, LLC has submitted an application for a Re-Plat of Laurel Preserve Phase 1A. consisting of 18 single family lots on approx. 4.5 acres. The purpose of the re-plat is to revise the amenity center tract and lots 53& 54. This will remove the easement across tract 2 and add easement along common lot lines of lot 53 & 54.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** N/A

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

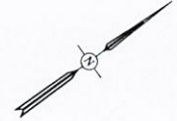
Planning & Zoning Director

RESERVED FOR RECORDING PURPOSES

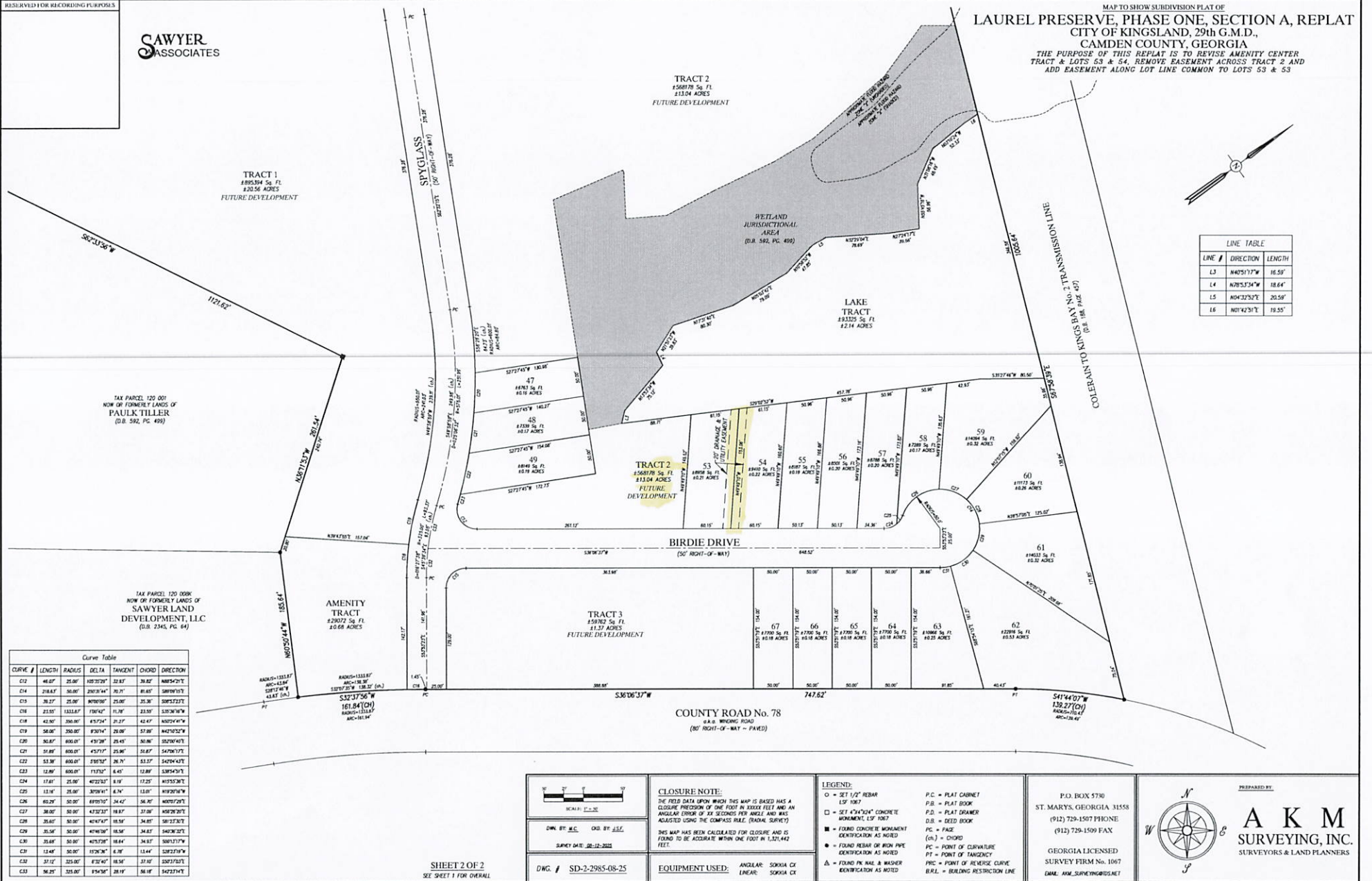
**SAWYER ASSOCIATES**

MAP TO SHOW SUBDIVISION PLAT OF  
**LAUREL PRESERVE, PHASE ONE, SECTION A, REPLAT**  
 CITY OF KINGSLAND, 29th G.M.D.,  
 CAMDEN COUNTY, GEORGIA

THE PURPOSE OF THIS REPLAT IS TO REVISE AMENITY CENTER TRACT & LOTS 53 & 54, REMOVE EASEMENT ACROSS TRACT 2 AND ADD EASEMENT ALONG LOT LINE COMMON TO LOTS 53 & 53

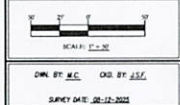


LINE #	DIRECTION	LENGTH
L3	N49°51'17"W	16.59'
L4	N29°53'34"W	18.64'
L5	N04°33'32"E	20.59'
L6	N01°42'31"E	19.55'



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C12	46.07	25.00'	103°32'29"	32.87	36.87	N85°52'17"E
C14	218.67	50.00'	200°38'44"	30.71	81.85	S89°09'19"W
C15	38.27	25.00'	80°00'00"	25.00'	35.36	S08°57'22"E
C16	23.55	1833.67'	1°07'42"	11.78	23.55	S13°30'36"W
C18	42.30	306.00'	63°71'4"	21.27	42.47	N02°04'41"W
C19	58.00'	350.00'	8°30'14"	29.00'	57.88	N42°10'52"W
C20	50.87	800.00'	4°37'28"	25.43	50.86	S52°00'49"E
C21	31.89	800.00'	45°71'1"	25.96	31.87	S47°00'17"E
C22	53.30	800.00'	5°05'34"	26.71	53.37	S42°04'42"E
C23	12.90	600.00'	1°19'37"	6.40	12.90	S40°04'07"E
C24	12.81	25.00'	4°22'32"	9.97	12.25	N41°53'26"E
C25	12.16	25.00'	3°09'41"	6.76	12.01	N19°29'36"W
C26	62.29	50.00'	69°03'07"	34.47	56.90	N07°02'20"E
C27	38.00	50.00'	47°32'37"	19.87	37.00	N08°26'30"E
C28	35.60	50.00'	42°47'47"	18.58	34.85	S01°23'30"E
C29	35.56	50.00'	47°46'30"	18.58	34.87	S40°06'32"E
C30	35.68	50.00'	47°57'38"	18.64	34.87	S00°13'17"W
C31	12.48	50.00'	1°28'36"	6.78	12.44	S28°23'17"W
C32	37.17	225.00'	8°32'40"	18.58	37.00	S20°17'02"E
C33	36.29	225.00'	8°54'38"	18.77	36.19	S47°23'17"E

SHEET 2 OF 2  
 SEE SHEET 1 FOR OVERALL



**CLOSURE NOTE:**  
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3000 FEET AND AN ANGULAR ERROR OF 36 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (TRIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,571,442 FEET.

**LEGEND:**

- = SET 1/2" REBAR
- = SET 4" x 4" x 24" CONCRETE MONUMENT, L5' 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OF IRON PIPE IDENTIFICATION AS NOTED
- △ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CORNER  
 P.B. = PLAT BOOK  
 P.D. = PLAT DRAWER  
 D.B. = DEED BOOK  
 P.C. = PAGE  
 (Ch) = CHORD  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 PRC = POINT OF REVERSE CURVE  
 B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730  
 ST. MARYS, GEORGIA 31555  
 (912) 729-1507 PHONE  
 (912) 729-1509 FAX

GEORGIA LICENSED  
 SURVEY FIRM No. 1067  
 EMAIL: ANM\_SURVEYING@NET

PREPARED BY

**AKM SURVEYING, INC.**  
 SURVEYORS & LAND PLANNERS

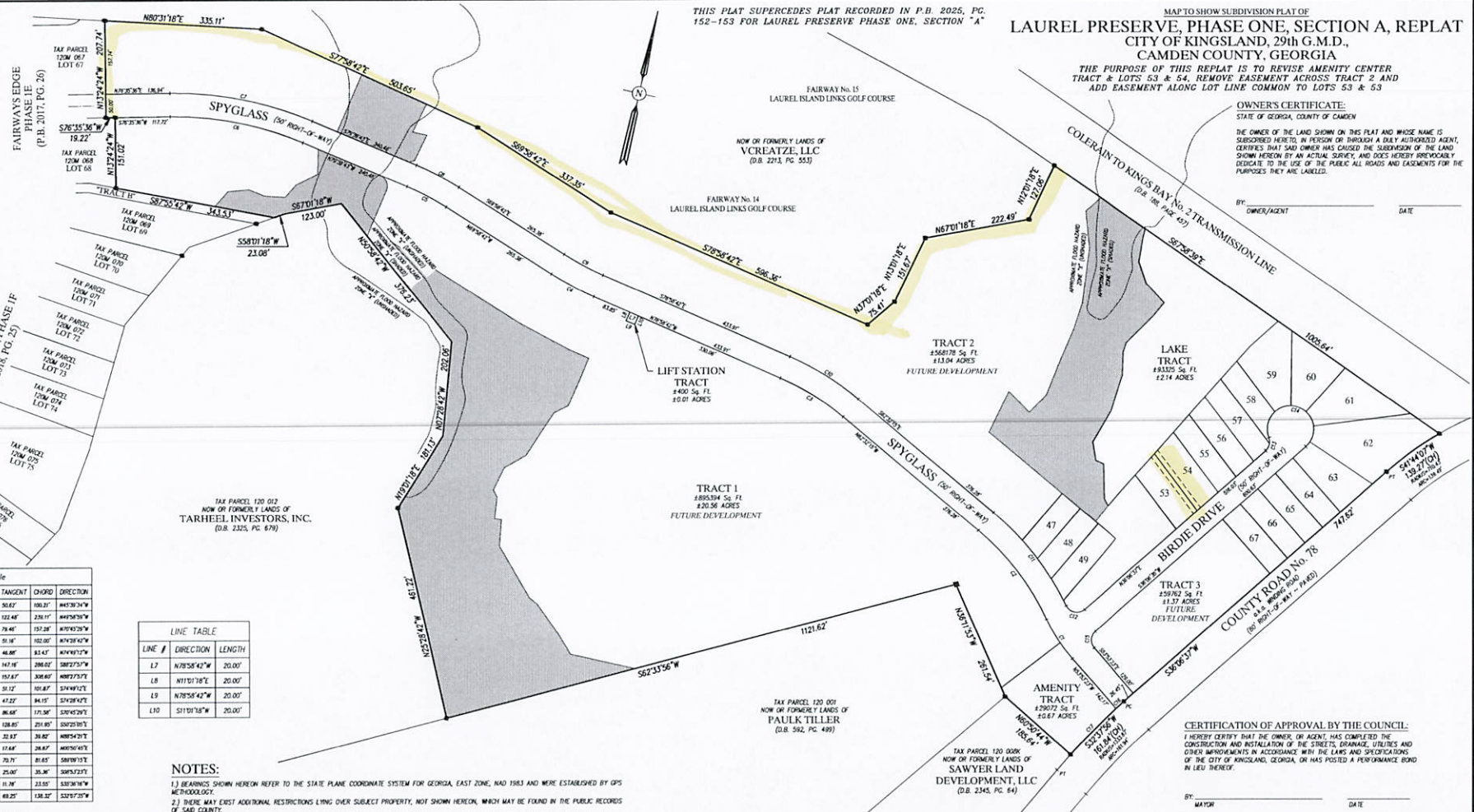
\\SWS-SERVERS\Drawings\CAD & PDF FILES\2016\Amenity\Laurel Preserve\LAUREL PRESERVE PH 1A - REPLAT.dwg

RESERVED FOR RECORDING PURPOSES

**SAWYER ASSOCIATES**

PROPERTY OWNED BY:  
LAUREL ISLAND HOLDINGS, LLC  
100 MARSH HARBOR PARKWAY  
KINGSLAND, GA 31548  
(912) 576-9003  
(D.B. 1918, PG. 178)

SANDWICH, LLC  
100 MARSH HARBOR PARKWAY  
KINGSLAND, GA 31548  
(912) 576-9003  
(D.B. 958, PG. 717)



Curve Table

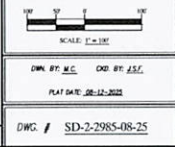
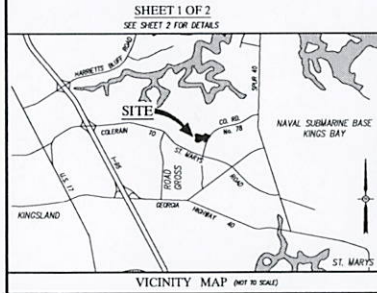
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	308.55	350.00	187.20	203.67	190.27	N47°30'30\"
C2	244.07	300.00	129.60	128.46	128.11	N47°30'30\"
C3	157.42	300.00	78.24	78.46	77.88	N78°58'42\"
C4	102.14	450.00	51.46	51.46	102.00	N78°58'42\"
C5	83.54	553.44	39.07	40.80	83.47	N78°58'42\"
C6	290.00	700.00	274.61	147.18	288.82	S82°27'57\"
C7	310.80	750.00	274.61	157.67	308.60	S82°27'57\"
C8	101.89	603.44	51.12	101.87	101.87	S74°49'12\"
C9	84.25	600.00	47.22	84.15	84.25	S74°49'12\"
C10	172.17	600.00	94.44	171.50	171.50	S74°49'12\"
C11	253.84	600.00	141.72	253.80	253.80	S74°49'12\"
C12	46.67	25.00	107.52	35.87	109.54	N89°54'30\"
C13	30.17	25.00	70.74	24.67	74.00	N89°54'30\"
C14	216.42	50.00	292.74	70.71	81.87	S89°54'30\"
C15	30.17	25.00	70.74	24.67	30.17	S89°54'30\"
C16	233.87	133.87	170.47	11.74	233.87	S89°54'30\"
C17	138.37	133.87	170.47	89.25	138.37	S89°54'30\"

LINE TABLE

LINE #	DIRECTION	LENGTH
L7	N78°58'42\"	20.00'
L8	N11°15'18\"	20.00'
L9	N78°58'42\"	20.00'
L10	S11°15'18\"	20.00'

**NOTES:**

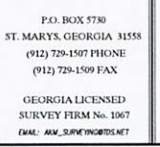
- 1.) BEARINGS SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, NAD 1983 AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, NOT SHOWN HEREIN, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3.) THE WETLAND AREAS SHOWN HEREIN ARE BASED PLAT RECORDED IN PLAT BOOK 2024, PAGE 119-120, PUBLIC RECORDS OF SAID COUNTY. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO DETERMINE THE ACCURACIES OF SAID WETLANDS.
- 4.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 5.) SUBJECT PROPERTY IS CURRENTLY ZONED PD (R-1). BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK: 5 FEET FROM SIDE LOT LINE; MINIMUM REAR YARD SETBACK: 15 FEET FROM REAR PROPERTY LINE.
- 6.) SUBJECT PROPERTY CONTAINS 245.70 ACRES AND CONTAINS 19 LOTS & 6 TRACTS.
- 7.) SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 8.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "A" (UNSHADED) & "X" (SHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 1303302415G, COMMUNITY No. 130027, PANEL No. 0415, SUFFIX C.
- 9.) THERE EXIST A 5' WIDE DRAINAGE & UTILITY EASEMENT RESERVED TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, ACCORDING TO PLAT RECORDED IN P.B. 2024, PG. 119-120, PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:
- = SET 1/2" REBAR LSF 1067
  - = SET 4"X4"X24" CONCRETE MONUMENT, LSF 1067
  - = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
  - = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
  - ▲ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

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GEORGIA LICENSED SURVEY FIRM No. 11067  
EMAIL: AKM\_SURVEYING@GMAIL.COM



PREPARED BY:  
**AKM SURVEYING, INC.**  
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (c) of O.C.G.A. Section 15-6-42, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording in accordance with the laws and specifications of the City of Kingsland, Georgia, and does hereby irrevocably dedicate to the use of the public all roads and easements for the purposes they are labeled.

BY: JEFFREY S. FOSTER  
REGISTERED SURVEYOR No. 3143

DATE: 03/25/2025

T:\P\SE\4\Drawing\CAD & PDF FILES\2025\Cad\Land Plans\LAUREL PRESERVE PH 1A - REPLAT.dwg