CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA ● MAY 4, 2026

Regular Meeting | **City Council Chamber** | **6:00 PM**

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

I. PUBLIC HEARING

1. Re-Zone-Parcel 094 053

   Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that parcel 094 053 be re-zoned to I-L (Light Industrial) for the purpose of a proposed Industrial Park that would allow Data Centers. The parcel is located on Truss Plant Rd. containing approximately 536 acres.

2. Annexation & Zoning Designation-Parcel 094 024

   Mike Yarbrough, acting agent for Kirk Tovey with Seedling Farms, LLC is requesting that Parcel 094 024 be annexed into the City with a zoning designation of I-L (Light Industrial) for the purpose of a proposed Industrial Park that would allow Data Centers. The parcel is located on the south side of Laurel Island Pkwy, west of I-95 containing approximately 146 acres.

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. Home Occupation-228 Parkview Lane-Parcel 058A 531

   Lindsay Glaser has applied for a Home Occupation Permit for a retail consulting business known as "The Clever Duck Consulting Group, LLC". 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.

2. Home Occupation-107 Brighton Ct.-Parcel 107J 015

   Anna McKinney has applied for a Home Occupation Permit for a janitorial business known as "Southern Coast Property Management". 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-527 Eagle Blvd.-Parcel 120G 032B

Eric Engel has applied for a Home Occupation Permit for a vending machine business known as "Podstop, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

4. Home Occupation-213 Old Pond Drive-Parcel 107A 196

Susan Teston has applied for a Home Occupation Permit for an assembly business known as "Kits for Daisy". 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.

5. Home Occupation-252 Laurel Landing Blvd.-Parcel 120J 036B

Laura Nelson has applied for a Home Occupation Permit for a home bakery business known as "Sugar & Steep". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

6. Home Occupation-104 Larsen Ct.-Parcel 107Z 142

Chelsea Paige Roberts has applied for a Home Occupation Permit for a freelance illustration business known as "Fabled Illustration". 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.

7. Home Occupation-308 N. Orange Edwards Blvd.-Parcel K15 04 001B

Bernardine Johnson has applied for a Home Occupation Permit for an Italian Ice business known as "JU C Water Ice & More, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

8. Re-Zone-Parcel 094 053

Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that Parcel 094 053 be re-zoned to I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the east and west sides of Truss Plant Rd., west of I-95 and contains approximately 536 acres. Current zoning is FT (Forest Transition). Staff recommends approval with the following condition:

1) All projects that are part of this Industrial Park will be subject to review and will be required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

9. Annexation & Zoning Designation

Mike Yarbrough, acting agent for Kirk Tovey with Seedling Farms, Inc. is requesting that parcel 094 024 be annexed into the City with a zoning designation of I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the south side of Laurel Island Pkwy. containing approximately 146 acres. Current zoning is AF (Agricultural Forestry) County. Staff recommends approval with the following conditions:

1) Parcel 094 053 rezoning to I_L must first be approved.

2) All projects that are part of this Industrial Park will be subject to review and will be

required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

10. Final Plat

Ron Sawyer, with LIH Holding, LLC has submitted a Final Plat for The Preserve at Camden Woods Phase 2D, formerly The Villas at Camden Woods, consisting of 16 single family lots on approximately 4.10 acres. The City Council approved the preliminary plat for all of the Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 228 Park View Lane - Parcel # 058A 531

Summary:

Lindsay Glaser has applied for a home occupation permit for a retail consulting business known as "The Clever Duck Consulting Group, 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

#HOCC-26-0003

paid May 2026

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: Lindsay Glaser **PHONE:** [redacted]

ADDRESS: 228 Park View Ln 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: The Clever Duck Consulting Group, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 228 Park View Ln

TAX MAP & PARCEL NUMBER: 058A531 **ZONING** R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: 228 Park View Ln

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: Lindsay N Glaser **DATE:** 3/17/26

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 3/17/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 3/17/26

3. **DATE PERMIT FEE PAID:** 3/18/26 **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.**

_____ 3/17/26
PLANNING DIRECTOR **DATE**
CITY OF KINGSLAND

_____ _____
CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Lindsay Glaser

ADDRESS: 228 Park View Ln

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

PHONE:( ) [redacted] **FAX:**( ) _____ **E-MAIL:** [redacted]

PROPOSED BUSINESS: The Clever Duck Consulting **LOCATION:** 228 Park View Ln

TAX PARCEL: 058A531 **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.

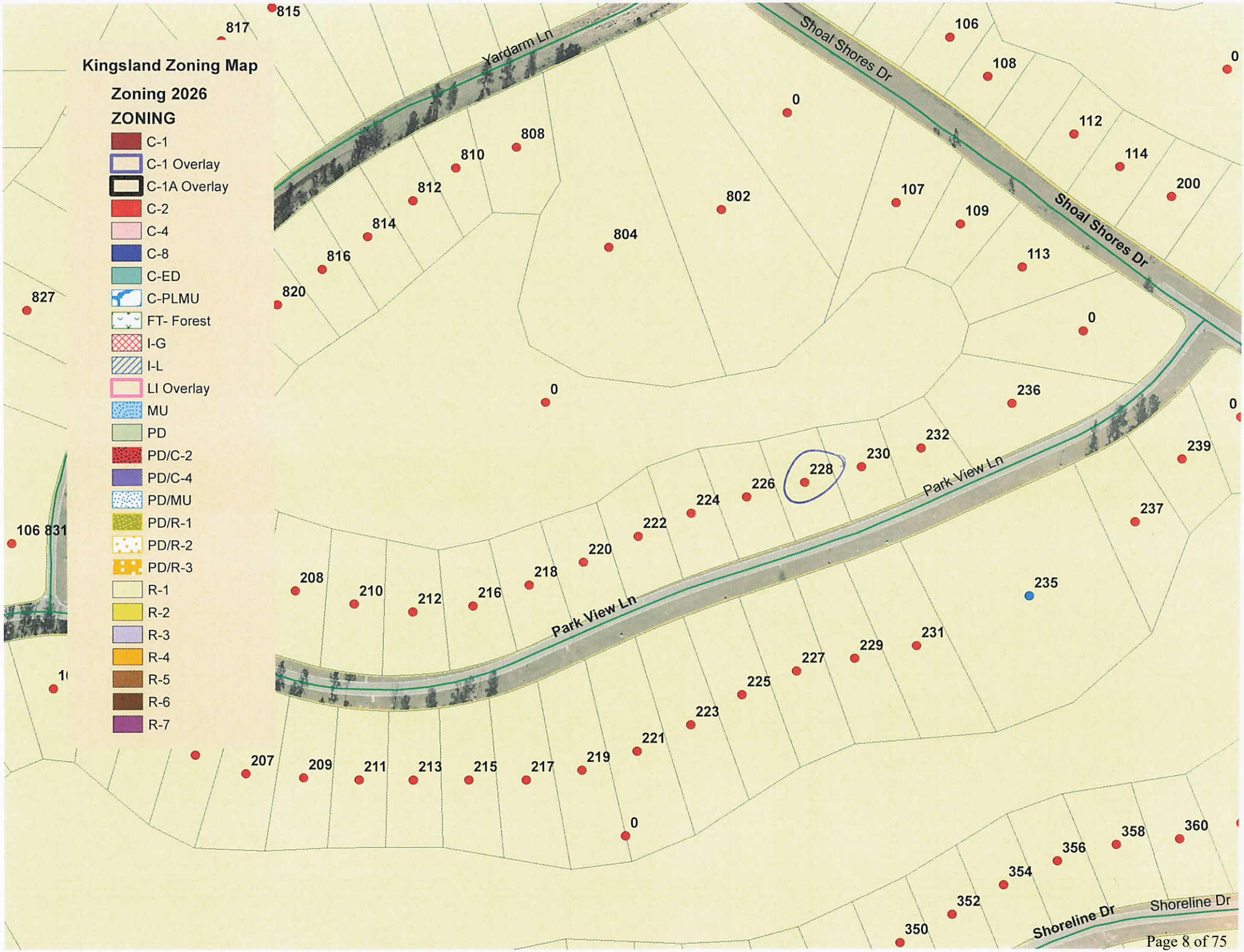
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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:** 500 **Business area sq. ft.** 2470 **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.

Lindsay N Glaser 3/16/26

SIGNATURE OF APPLICANT **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
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I-L
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PD/C-4
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PD/R-2
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Park View Ln
Shoreline Dr
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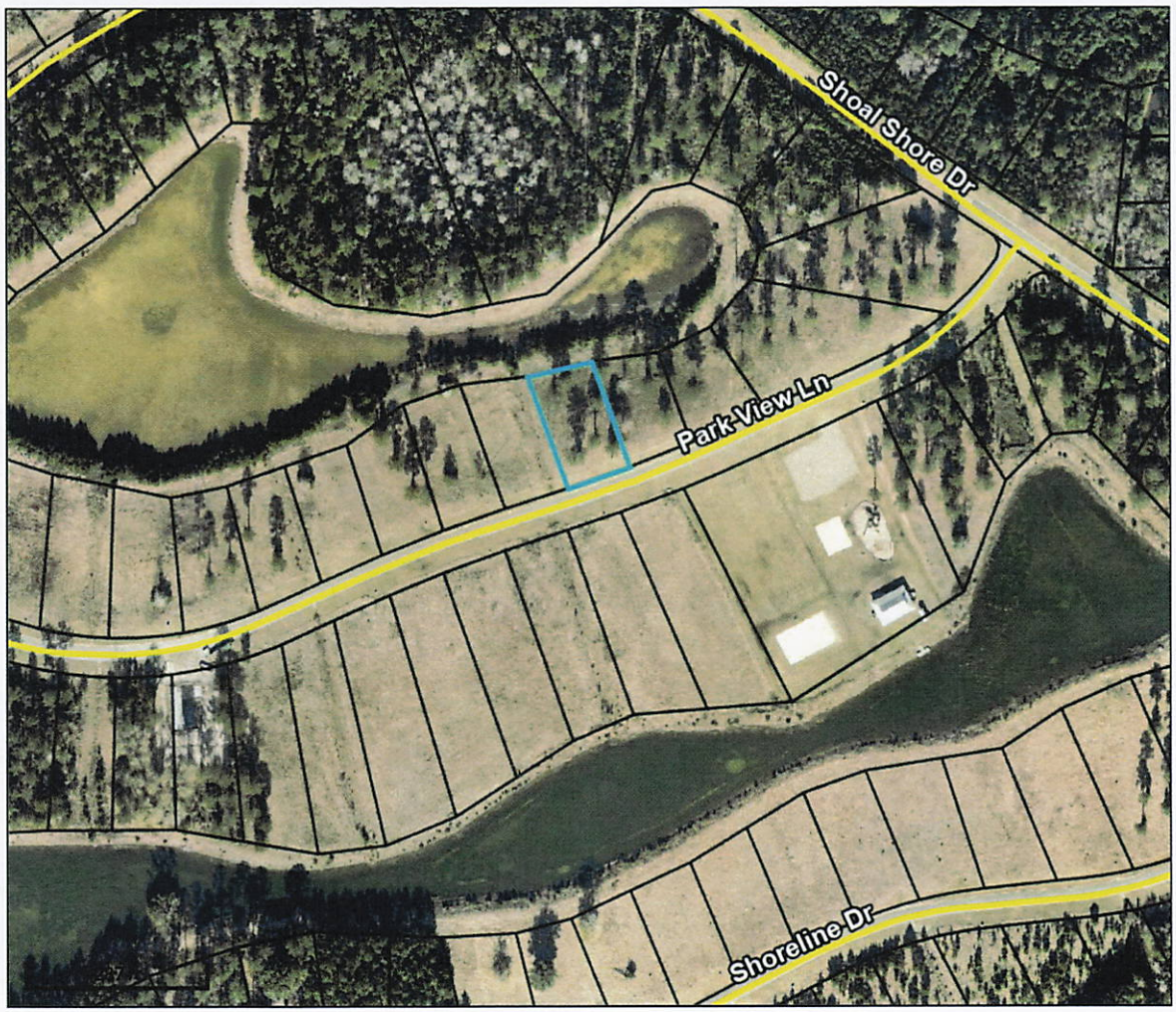
Camden County, GA



Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	058A 531	**Owner**	CENTURY COMMUNITIES OF FLORIDA LLC	**Last 2 Sales**			
Class Code	Residential		4601 TOUCHTON ROAD	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		BUILDING 300, SUITE 3100	7/29/2024	$48000	ML	U
	KINGSLAND		JACKSONVILLE, FL 32246	3/18/2015	0	NM	U
Acres	0.4	**Physical Address**	228 PARK VIEW LN				
		Assessed Value	Value $48000				

(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: 3/17/2026
Last Data Uploaded: 3/16/2026 7:36:24 PM

Developed by SCHNEIDER GEOSPATIAL

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 107 Brighton Ct. - Parcel # 107J 015

Summary:

Anna McKinney has applied for a home occupation permit for a janitorial business known as "Southern Coast Property Management". 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

HHOCC-26-0005

Paid in Cash

May Agenda

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: Anna McKinney **PHONE:** [redacted]

ADDRESS: 107 Brighton Court 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: Southern Coast Property Management

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 107 Brighton Court Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 107J 015 **ZONING:** PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Same

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: Anna K McKinney **DATE:** 4/2/2026

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 4/6/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 4/06/26

3. **DATE PERMIT FEE PAID:** 4/6/26 **AMOUNT PAID: $** 50.00

4. **PLANNING COMMISSION REVIEW:**

   ( ) **APPROVAL RECOMMENDED** ( ) **DENIAL RECOMMENDED**

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/4/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) **APPROVED** ( ) **DENIED**

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/11/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** 5/12/26

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.**

_____ 4/6/26
PLANNING DIRECTOR **DATE**
CITY OF KINGSLAND

_____ _____
CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Anna McKinney

ADDRESS: 107 Brighton Court Kingsland

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

PHONE:( ) [redacted] ( ) **E-MAIL:**

PROPOSED BUSINESS: janitorial **LOCATION:** home

TAX PARCEL: 107J 015 **ZONING:** PD/R-1

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

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

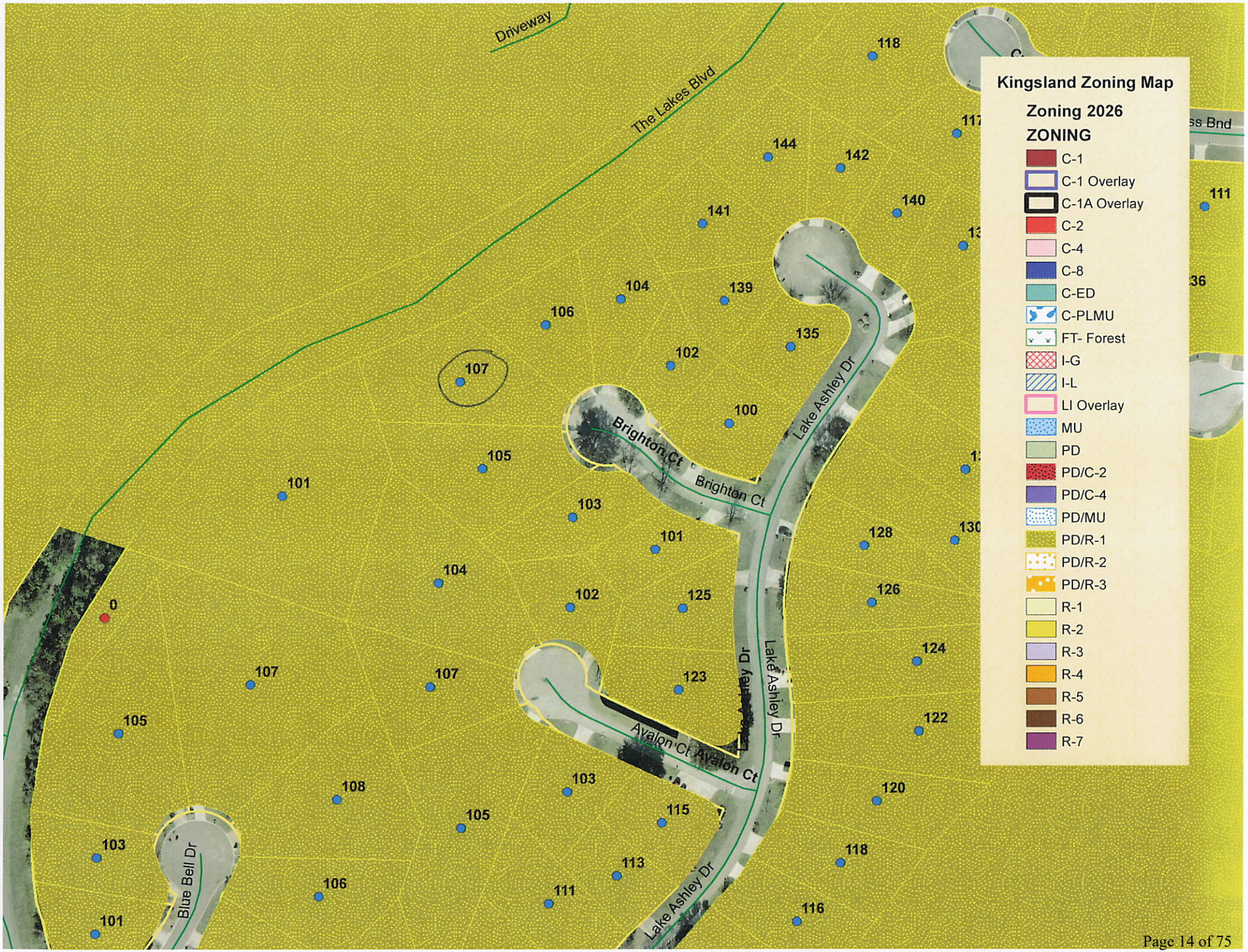
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 150 **Business area sq. ft.** 1500 **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.

Anna McKinney 040220

SIGNATURE OF APPLICANT **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
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R-5
R-6
R-7
Driveway
The Lakes Blvd
Brighton Ct
Brighton Ct
Lake Ashley Dr
Lake Ashley Dr
Lake Ashley Dr
Lake Ashley Dr
Avalon Ct
Avalon Ct
Blue Bell Dr
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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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 527 Eagle Blvd. - Parcel # 120G 032B

Summary:

Eric Engel has applied for a home occupation permit for a vending machine business known as "Podstop, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

May Agenda
240188

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: Eric A. Engel **PHONE:** [redacted]

ADDRESS: 527 Eagle Blvd, 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: POD Stop, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 527 Eagle Blvd, Kingsland GA, 31548

TAX MAP & PARCEL NUMBER: 120G 032B **ZONING:** PD/R-2

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: Eric Engel **DATE:** 19 MAR 2026

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 3/20/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 3/23/26

3. **DATE PERMIT FEE PAID:** 3/23/26 **AMOUNT PAID: $** 50.00

4. **PLANNING COMMISSION REVIEW:**

   ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/6/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) APPROVED ( ) DENIED

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/13/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** _____

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.**

_____ 5/23/26

PLANNING DIRECTOR
CITY OF KINGSLAND **DATE**

_____ _____

CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Eric A. Engel

ADDRESS: 527 Eagle Blvd

CITY: Kingsland **STATE:** Georgia **ZIP:** 31548

PHONE:( ) [redacted] **FAX:**( ) _____ **E-MAIL:** [redacted]

PROPOSED BUSINESS: Managing vending machines **LOCATION:** Kingsland

TAX PARCEL: 120G 032B **ZONING:** PD/R-2

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

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

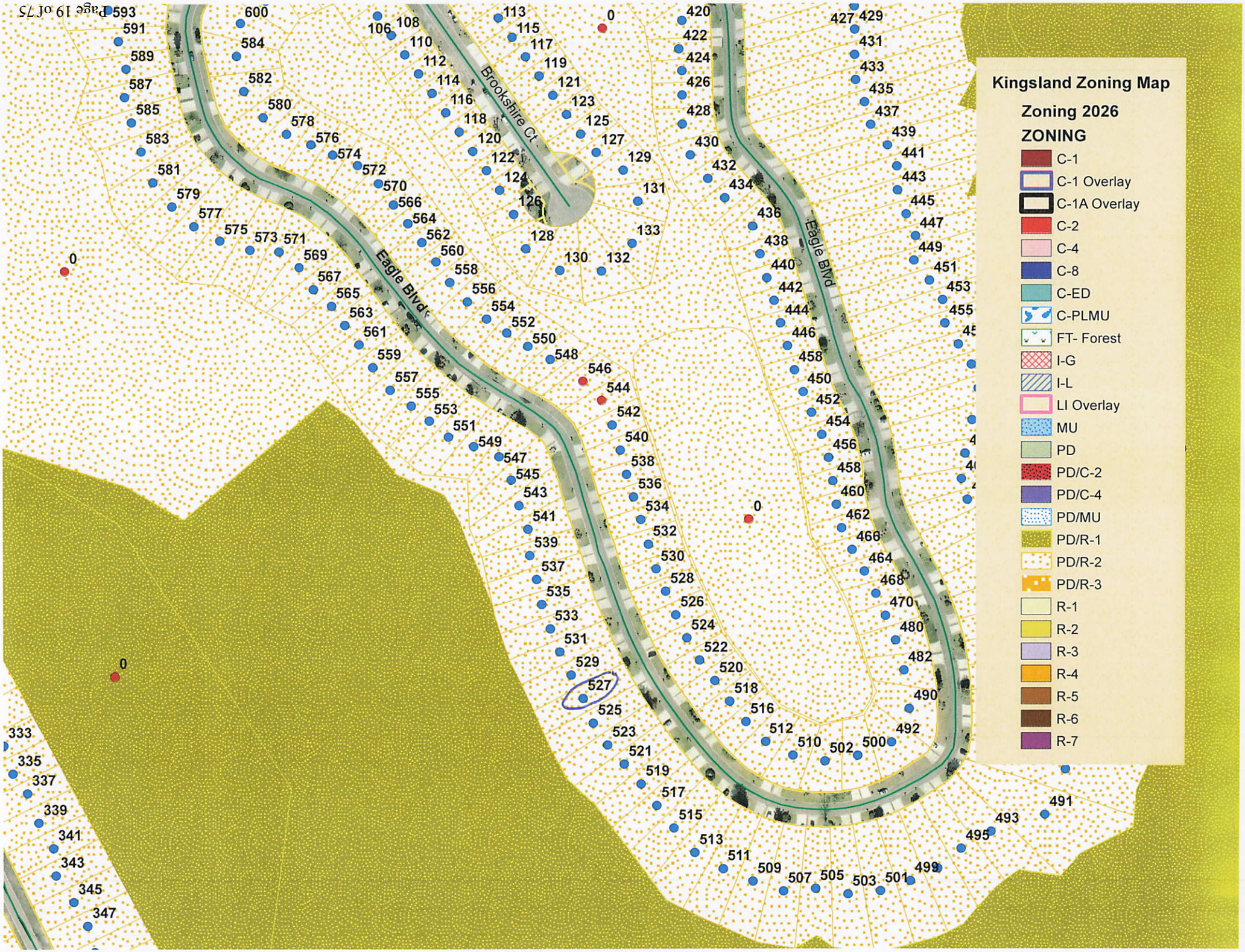
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 **Business area sq. ft.** _____ **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.

Eric Engel 19 MAR 2026

SIGNATURE OF APPLICANT **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
Eagle Blvd
Brookshire Ct

Camden County, GA

Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	120G 032B	**Owner**	ENGEL ERIC A & KATTY V CELESTINO 527 EAGLE BOULEVARD KINGSLAND, GA 31548	**Last 2 Sales**			
Class Code	Residential			**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND KINGSLAND			7/25/2023	$300000	FM	Q
Acres	n/a	**Physical Address**	527 EAGLE BLVD	12/15/2020	$205000	FM	Q
		Assessed Value	Value $271405				

(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: 3/20/2026
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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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 213 Old Pond Drive. - Parcel # 107A 196

Summary:

Susan Teston has applied for a home occupation permit for an assembly business known as "Kits for Daisy". 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

May Agenda

240193

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: Susan Teston **PHONE:** [redacted]

ADDRESS: 213 Old Pond Drive ~~West~~

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: assembly / "Kits for Daisy"

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 213 Old Pond Dr West

TAX MAP & PARCEL NUMBER: 107 A 196 **ZONING:** PD/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: Susan Teston **DATE:** 4.6.2026

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 4/7/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 4/8/26

3. **DATE PERMIT FEE PAID:** 4/8/26 **AMOUNT PAID: $** 50.00

4. **PLANNING COMMISSION REVIEW:**

   ( ) **APPROVAL RECOMMENDED** ( ) **DENIAL RECOMMENDED**

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/4/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) **APPROVED** ( ) **DENIED**

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/11/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** 5/12/26

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.**

_____ 4/8/26
PLANNING DIRECTOR **DATE**
CITY OF KINGSLAND

_____ _____
CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Susan Teston

ADDRESS: 213 Old Pond Dr. W.

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

PHONE: [redacted] **FAX:**( ) **E-MAIL:** [redacted]

PROPOSED BUSINESS: assembly - Kits for Daisy **LOCATION:** 213 Old Pond Dr. West

TAX PARCEL: 107 A 196 **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.

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- Home occupations shall not allow customers or the public to come to the premises.
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- 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.** 1500 **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.
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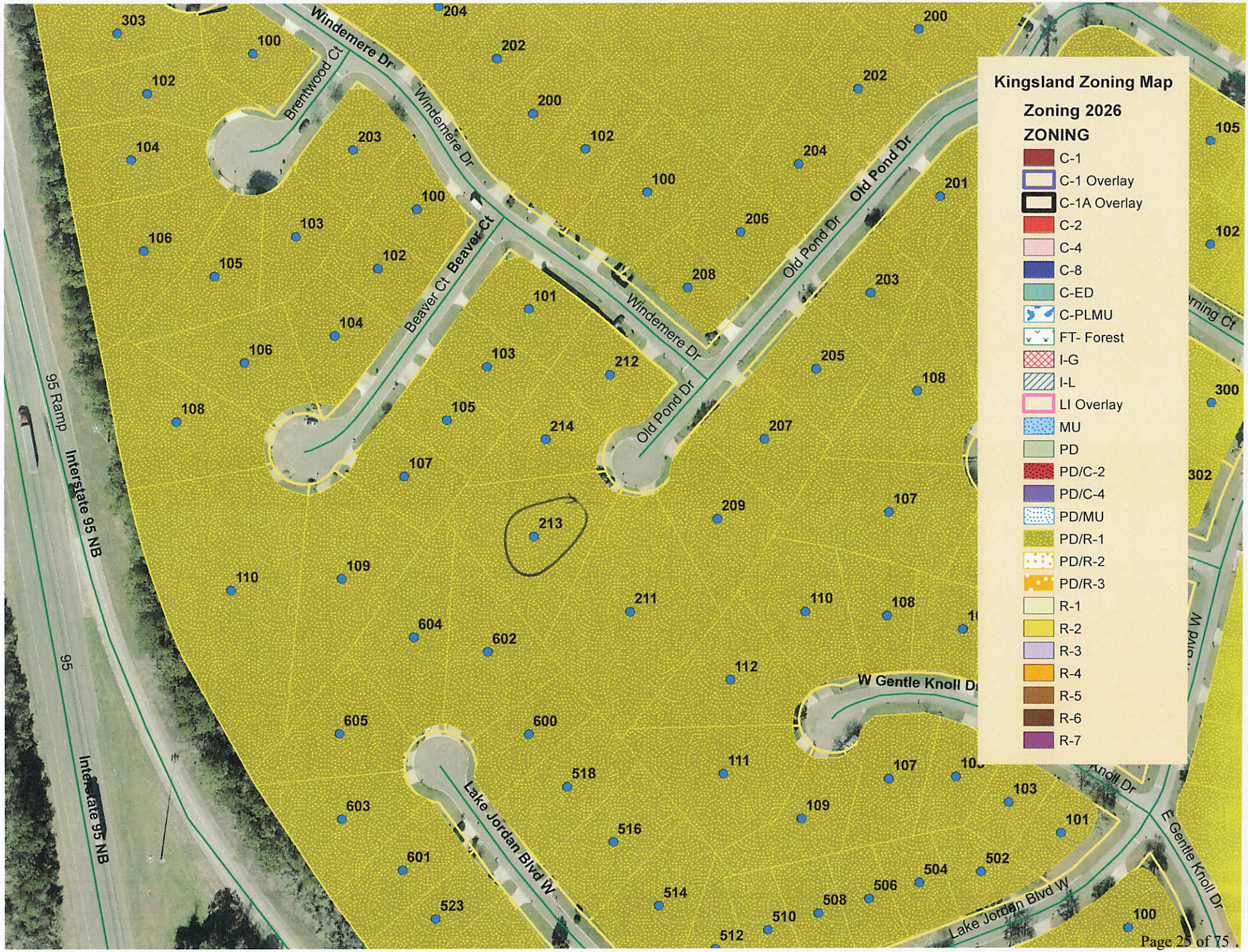
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Susan Teston — 4.6.2026

SIGNATURE OF APPLICANT — **DATE**


Kingsland Zoning Map
Zoning 2026
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PD
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PD/C-4
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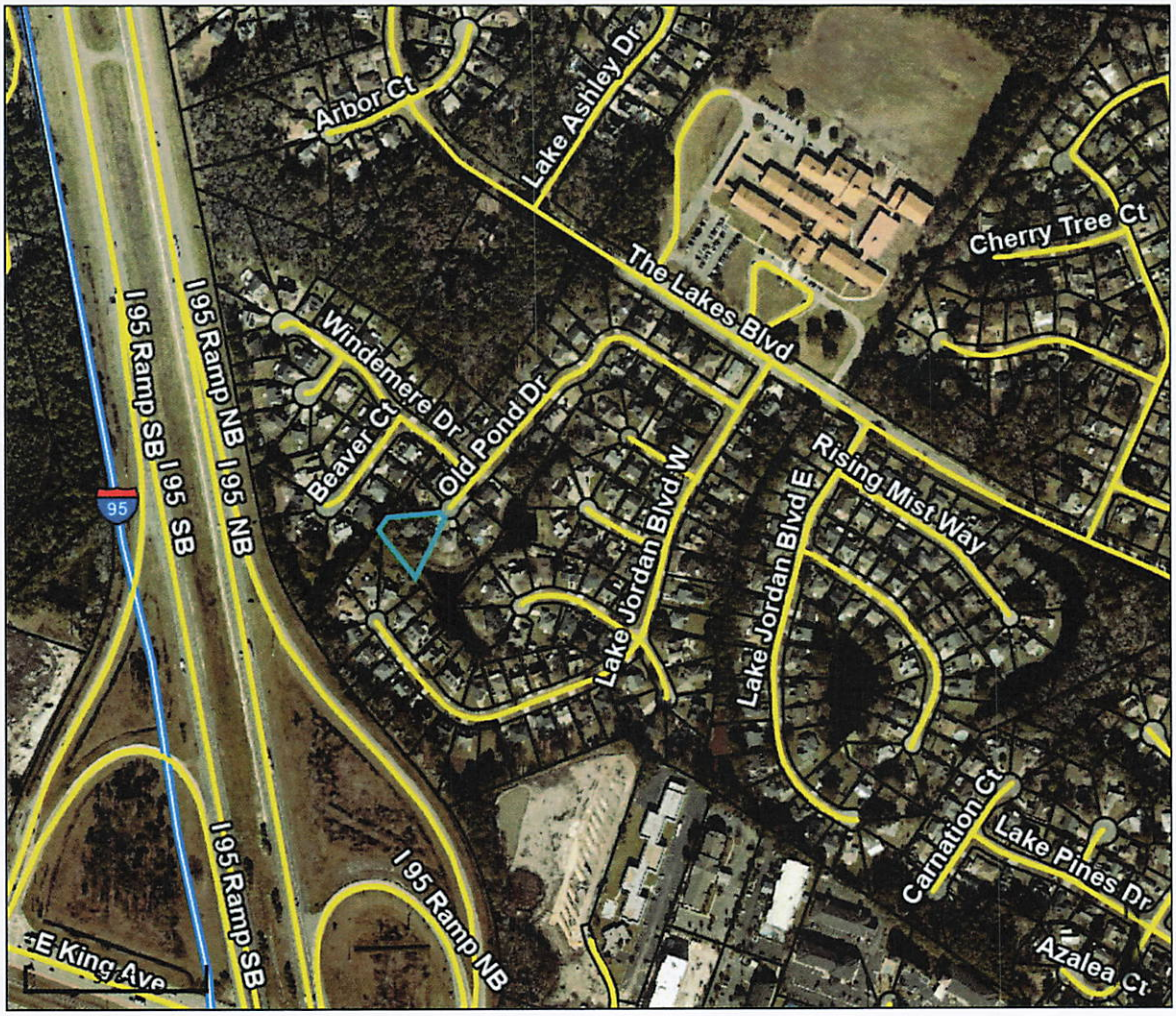
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
Windemere Dr
Brentwood Ct
Beaver Ct
Old Pond Dr
W Gentle Knoll Dr
E Gentle Knoll Dr
Lake Jordan Blvd W
Interstate 95 NB
95 Ramp
95

Camden County, GA



Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	107A 196	**Owner**	TESTON SUSAN B	**Last 2 Sales**			
Class Code	Residential		213 OLD POND DRIVE	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/2/2003	$102500	FM	Q
	KINGSLAND	**Physical Address**	213 OLD POND DR	6/29/2000	$93350	RS	U
Acres	0.54	**Assessed Value**	Value $240521				

(Note: Not to be used on legal documents)

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Ph: 912-729-5613
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 252 Laurel Landing Blvd. - Parcel # 120J 036B

Summary:

Laura Nelson has applied for a home occupation permit for a home bakery business known as "Sugar & Steep". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

May Agenda
240189

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: Laura Nelson **PHONE:** [redacted]

ADDRESS: 252 Laurel Landing Blvd Kingsland GA

FAX: _____ **E-MAIL:** [redacted]

Type of use you are requesting:

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

(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: Sugar & Steep

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 252 Laurel Landing Blvd Kingsland GA

TAX MAP & PARCEL NUMBER: 120J 036B **ZONING:** PD/R-2

OWNER OF SITE, IF NOT APPLICANT: Breakwater Property Management :JAMES CASEY ROBERT

ADDRESS: 2427 CURTIS COURT APT C

CITY: Santa Maria **STATE:** CA **ZIP:** 93455-7482

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	**$50.00**
HOME OCCUPATION	**$50.00**
RESIDENTIAL BUSINESS	**$50.00**

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

SIGNED: _____ **DATE:** 3/19/2026

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 3/19/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 3/20/26

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

4. **PLANNING COMMISSION REVIEW:**

   ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/4/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) APPROVED ( ) DENIED

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/11/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** _____

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Scott R. Kimball — 3/20/26

PLANNING DIRECTOR
CITY OF KINGSLAND — **DATE**

_____ _____

CITY MANAGER
CITY OF KINGSLAND — **DATE**

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Laura Nelson

ADDRESS: 252 Laurel Landing Blvd

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

PHONE:(**)** [redacted] **FAX:(** **)** _____ **E-MAIL:** [redacted]

PROPOSED BUSINESS: Sugar & Steep (Cottage Food Home Bakery) **LOCATION:** 252 Laurel Landing Blvd, Kingsland GA

TAX PARCEL: 120J 036B **ZONING:** PD/R-2

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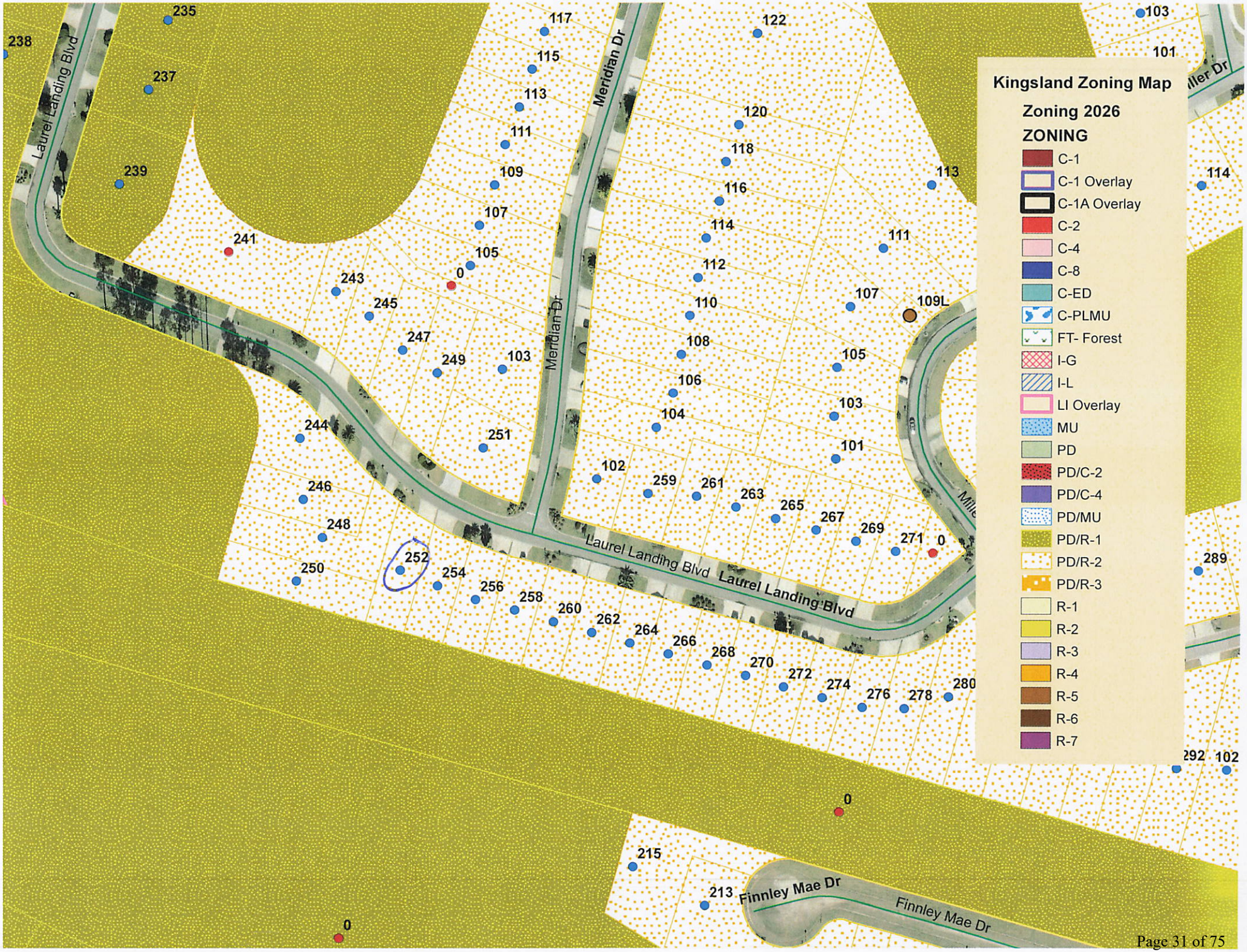
_____ 3/19/2026

SIGNATURE OF APPLICANT **DATE**


Kingsland Zoning Map
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C-4
C-8
C-ED
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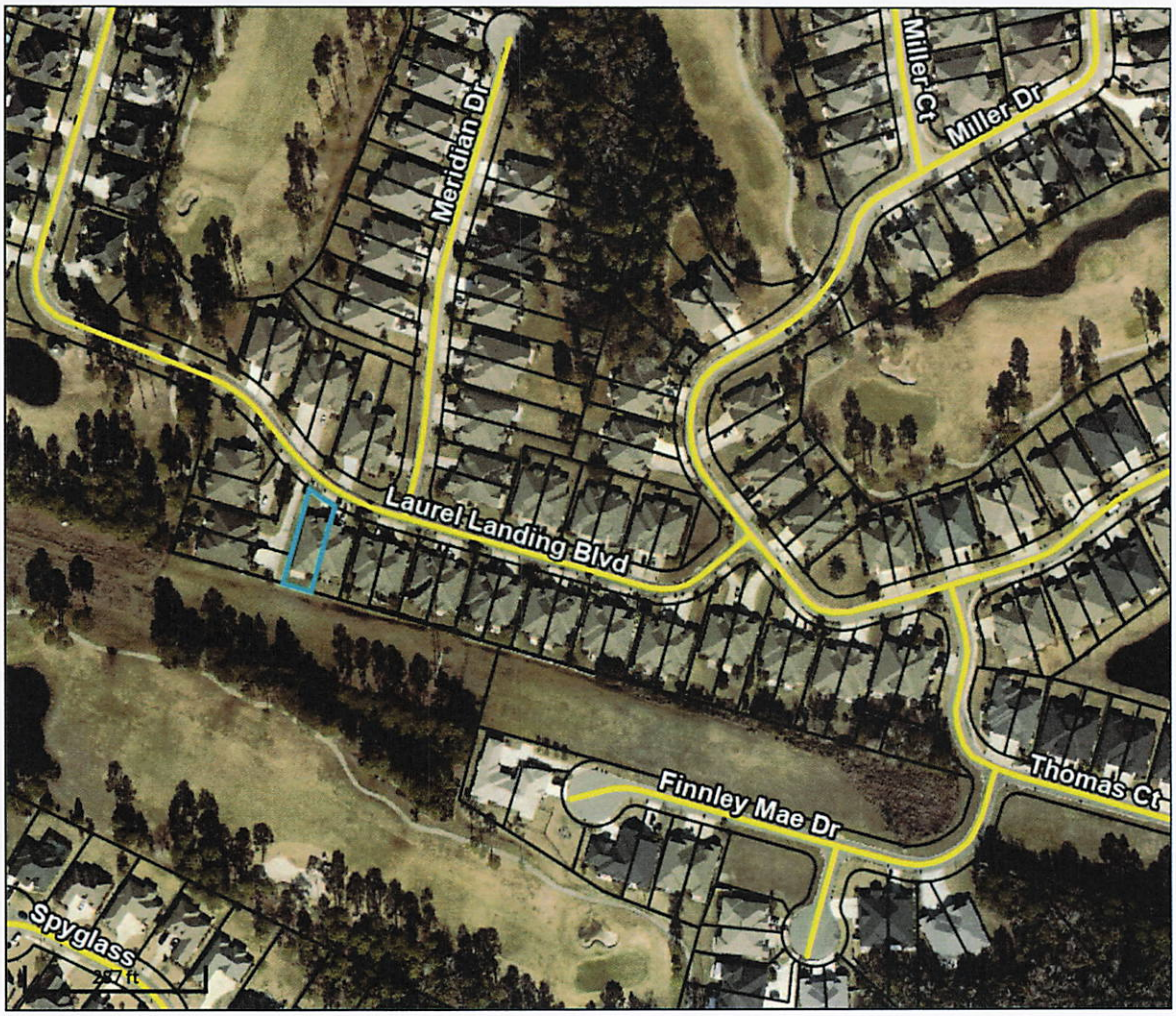
FT- Forest
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PD/MU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
Laurel Landing Blvd
Meridian Dr
Finnley Mae Dr

Camden County, GA



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- Limited Access
- Highway
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- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	120J 036B	**Owner**	JAMES CASEY ROBERT	**Last 2 Sales**			
Class Code	Residential		2427 CURTIS COURT	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		APT C	8/23/2021	$269900	FM	Q
	KINGSLAND		SANTA MARIA, CA 934557482	12/21/2005	$211000	FM	Q
Acres	n/a	**Physical Address**	252 LAUREL LANDING BLVD				
		Assessed Value	Value $284387				

(Note: Not to be used on legal documents)

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BREAKWATER
PROPERTY MANAGEMENT

March 23, 2026

Hello Laura Nelson,

We have reviewed your request regarding obtaining a cottage license for 252 Laurel Landing Blvd in Kingsland, Ga 31548 , and the landlord has approved this, subject to the following condition:

- No customers, clients, or business-related foot traffic are permitted to come to or from the premises at any time.

The property must continue to be used strictly as a residential dwelling, and any business activity must remain limited to non-customer-facing operations.

Please ensure compliance with all local and state regulations, as well as the terms of your lease agreement. Any violation of these conditions may result in further action.

If you have any questions, please feel free to reach out.

Michelle Donahue
Property Manager
Breakwater Property Management
912-205-2630 | michelle@bpm.rent

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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 104 Larsen Ct. - Parcel # 107Z 142

Summary:

Chelsea Paige Roberts has applied for a home occupation permit for a freelance illustration business known as "Fabled Illustration". 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

HOC 26-0004

Paid in Cornwell

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: Chelsea Paige Roberts **PHONE:** [redacted]

ADDRESS: 104 Larsen Ct

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: Fabled Illustration

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 104 Larsen Ct

TAX MAP & PARCEL NUMBER: 107Z 142 **ZONING:** PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: 104 Larsen Ct

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: CPR **DATE:** 3/23/26

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 3/24/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 3/24/26

3. **DATE PERMIT FEE PAID:** 3/24/26 **AMOUNT PAID: $** 50.00

4. **PLANNING COMMISSION REVIEW:**

   ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/4/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) APPROVED ( ) DENIED

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/11/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** _____

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.**

_____ 3/24/26

PLANNING DIRECTOR **DATE**
CITY OF KINGSLAND

_____ _____

CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Chelsea Paige Roberts

ADDRESS: 104 Larsen Ct

CITY: Kingsland **STATE:** Georgia **ZIP:** 31548

PHONE:( ) [redacted] **FAX:**( ) _____ **E-MAIL:** [redacted]

PROPOSED BUSINESS: Freelance Illustrations **LOCATION:** Kingsland Georgia

TAX PARCEL: 107Z 142 **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.

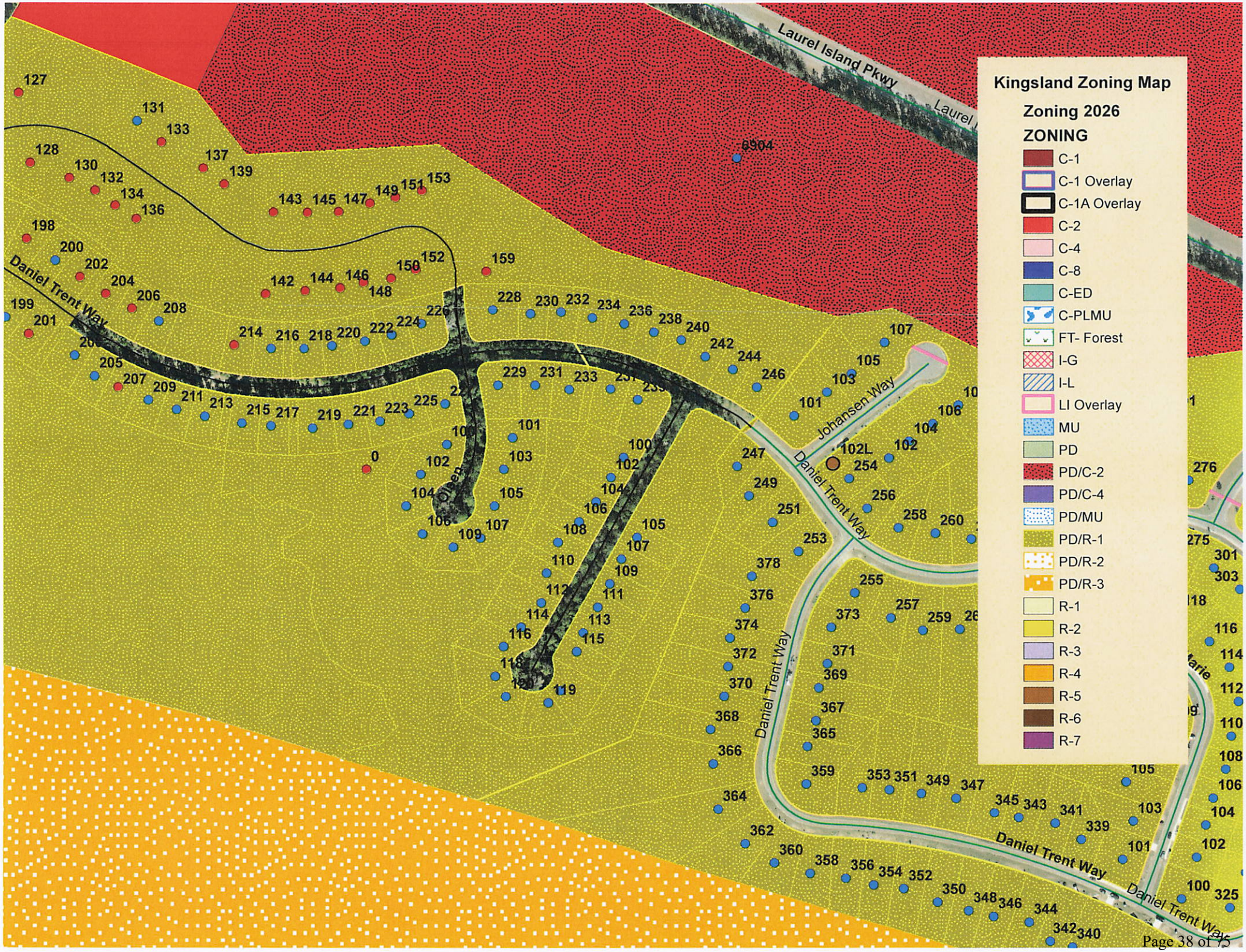
HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed 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:

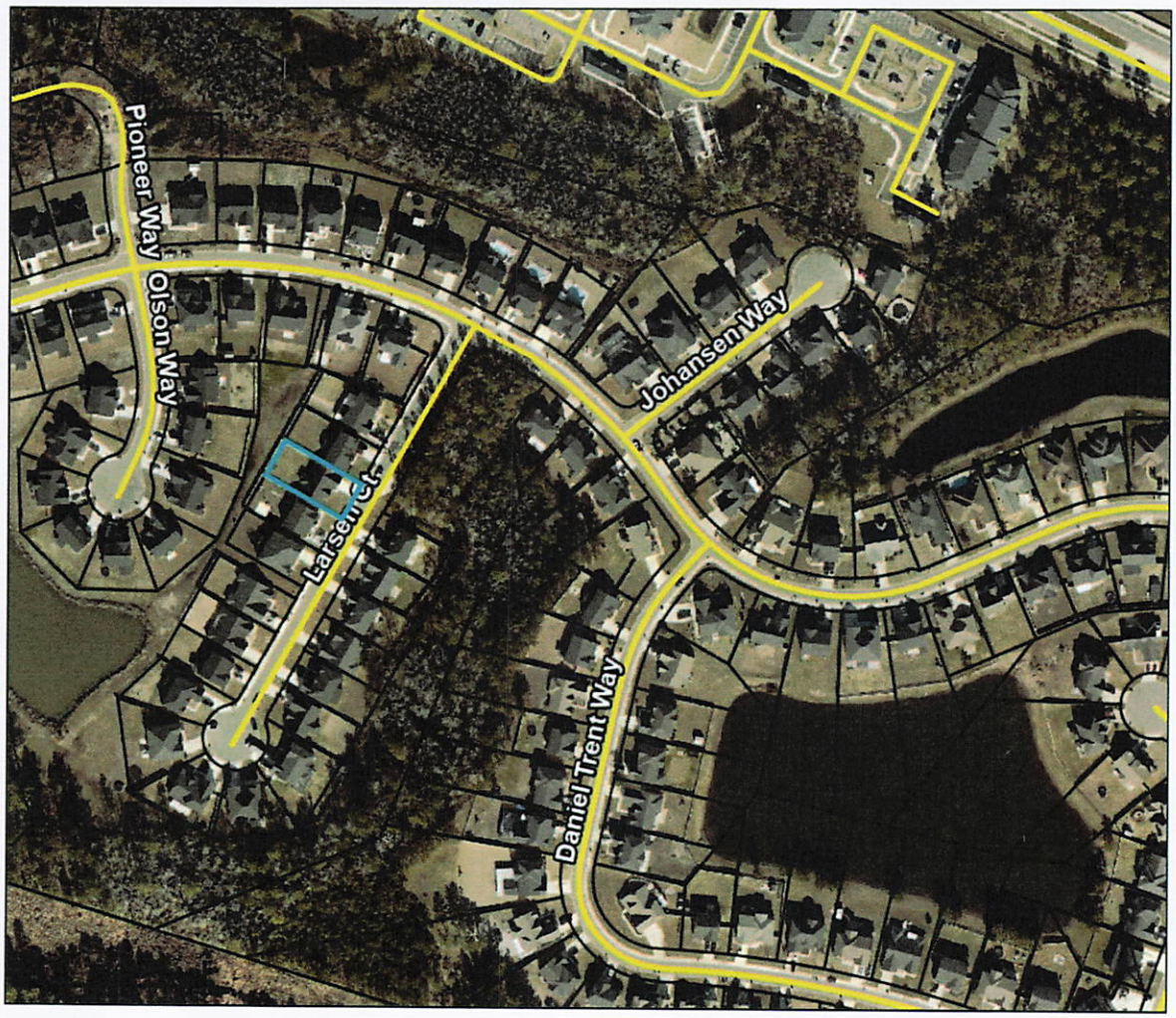
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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:** 1,846 **Business area sq. ft.** 400 **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.

_____ 3/21/2026
SIGNATURE OF APPLICANT **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
Laurel Island Pkwy
Daniel Trent Way
Johansen Way
Marie

Camden County, GA



Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	107Z 142	**Owner**	ROBERTS ZACHARI ADRIAN & CHELSEA PAIGE 104 LARSEN COURT KINGSLAND, GA 31548
Class Code	Residential		
Taxing District	KINGSLAND KINGSLAND		
Acres	0.18	**Physical Address**	104 LARSEN CT
		Assessed Value	Value $370287

Last 2 Sales

Date	Net Price	Reason	Qual
9/15/2020	$247600	FM	Q
6/4/2020	$450000	NM	U

(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: 3/24/2026
Last Data Uploaded: 3/23/2026 7:32:45 PM

Developed by SCHNEIDER GEOSPATIAL

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 308 N. Orange Edwards Blvd. - Parcel # K1504 001B

Summary:

Bernardine Johnson has applied for a home occupation permit for an Italian Ice business known as "JU C Water Ice & More, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-4

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Bernardine Johnson

ADDRESS: 308 N. Orange Edwards Blvd

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

PHONE: [redacted] **FAX:**( ) _____ **E-MAIL:** [redacted]

PROPOSED BUSINESS: Italian Ice products **LOCATION:** Home Address

TAX PARCEL: K15 04 001B **ZONING:** R-4

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.** 1848 **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.

_____ 6 Apr. 2026

SIGNATURE OF APPLICANT **DATE**

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. **DATE COMPLETE APPLICATION FILED:** 4/8/26

2. **DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED:** 4/8/26

3. **DATE PERMIT FEE PAID:** 4/8/26 **AMOUNT PAID: $** 50.00

4. **PLANNING COMMISSION REVIEW:**

   ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/4/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. **CITY COUNCIL ACTION:**

   ( ) APPROVED ( ) DENIED

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/11/26

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. **DATE APPLICANT NOTIFIED OF FINAL ACTION:** 5/12/26

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_____ 4/8/26

PLANNING DIRECTOR
CITY OF KINGSLAND — **DATE**

_____ _____

CITY MANAGER
CITY OF KINGSLAND — **DATE**

May Agenda

240194

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: Bernardine Johnson **PHONE:** [redacted]

ADDRESS: 308 N. Orange Edwards Blvd 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: Ju C Water Ice and More LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 308 N. Orange Edwards Blvd

TAX MAP & PARCEL NUMBER: K15 04 001B **ZONING:** R-4

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: N/A

CITY: _____ **STATE:** _____ **ZIP:** _____

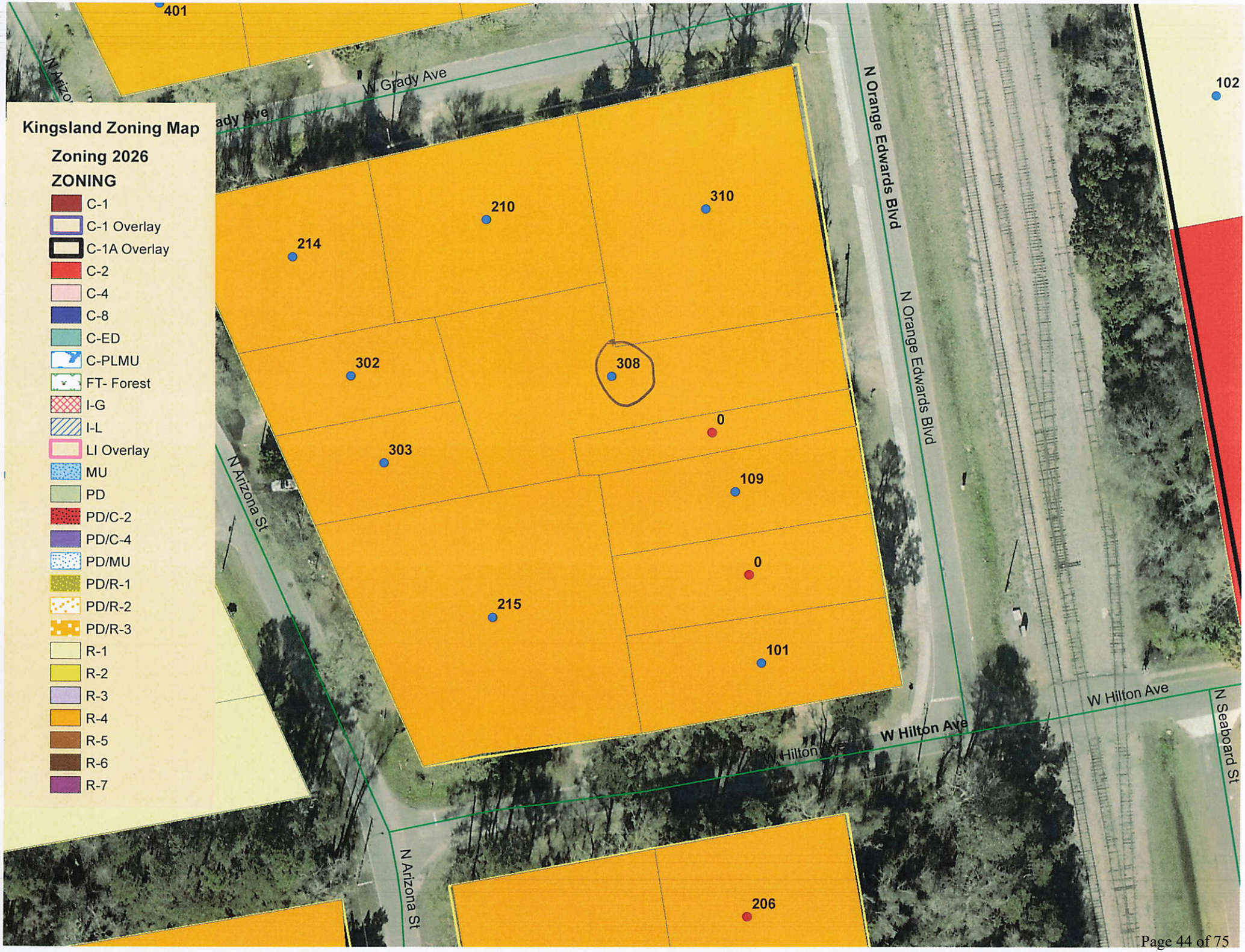
PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

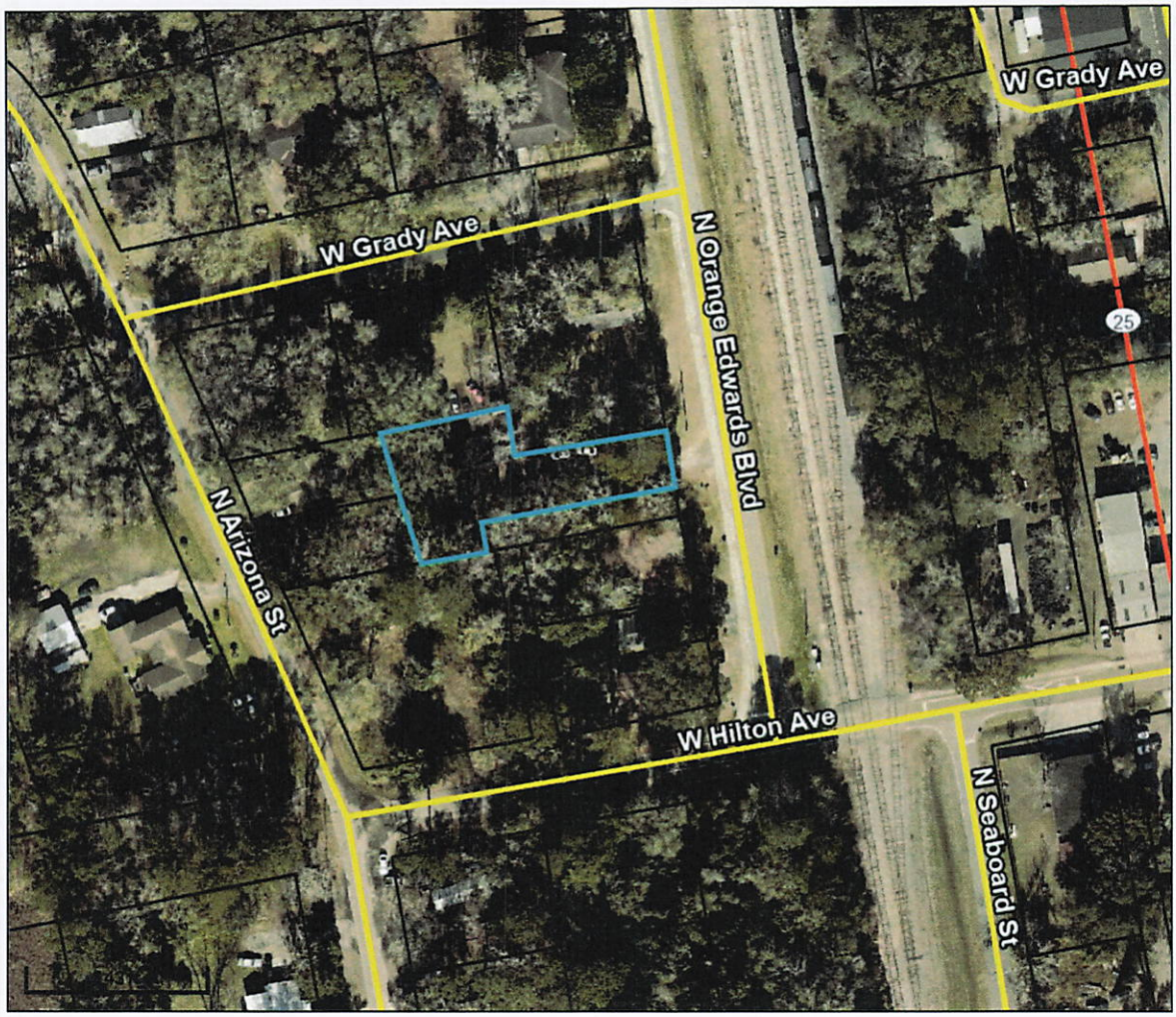
HOME OFFICE	**$50.00**
HOME OCCUPATION	**$50.00** ✓
RESIDENTIAL BUSINESS	**$50.00**

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: _____ **DATE:** 6 Apr. 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
401
W Grady Ave
N Orange Edwards Blvd
102
210
310
214
302
308
0
303
109
0
215
101
N Arizona St
W Hilton Ave
N Seaboard St
206

Camden County, GA



Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	K15 04 001B	**Owner**	JOHNSON ERIC & BERNARDINE R	**Last 2 Sales**			
Class Code	Residential		308 ORANGE EDWARDS BLVD NORTH	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		KINGSLAND, GA 31548				
	KINGSLAND	**Physical**	308 N ORANGE EDWARDS BLVD	3/1/1996	0	NM	U
Acres	0.35	**Address**		n/a	0	n/a	n/a
		Assessed Value	Value $26250				

(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: 4/8/2026
Last Data Uploaded: 4/7/2026 7:35:03 PM

Developed by SCHNEIDER GEOSPATIAL

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Rezone

Background:

The surrounding area is a mixture of commercial and residential areas. This parcel was rezoned to F-T (Forest Transition) in 2024 for a proposed tree farm, however the proposed development/business did not take place. The applicant is now asking that the property be rezoned to I-L (Light Industrial) for the purpose of a proposed Industrial Park that could include Data Centers. The main entrance to the park would be off of Truss Plant Rd. by way of E. King Ave. and the secondary entrance would be off of Laurel Island Pkwy., just west of I-95. The parcel contains a few wetlands an abundant amount of trees and shrubs that would be used for a vegetative buffering from residential areas. Planning Staff agrees that this is a desirable location to accommodate an industrial park. A basic conceptual site plan has been submitted and City staff has met with the developers on two different occasions.

Summary:

Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that parcel 094 053 be rezoned to I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the east and west sides of Truss Plant Rd., west of I-95 and contains approx. 536 acres.

Current Zoning: FT (Forest Transition)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the Following Condition:

1) All projects that are part of this Industrial Park will be subject to review and will be required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

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 Director

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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Rezone

Background:

The surrounding area is a mixture of commercial and residential areas. This parcel was rezoned to F-T (Forest Transition) in 2024 for a proposed tree farm, however the proposed development/business did not take place. The applicant is now asking that the property be rezoned to I-L (Light Industrial) for the purpose of a proposed Industrial Park that could include Data Centers. There would be two entrances to the park. One off of E. King Ave. by way of Truss Plant Rd. and the other one off of Laurel Island Pkwy., just west of I-95. A basic conceptual site plan has been submitted and City staff has met with the developers on two different occasions.

Summary:

Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that parcel 094 053 be rezoned to I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the east and west sides of Truss Plant Rd., west of I-95 and contains approx. 536 acres.

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Staff Recommendation: Staff Recommends Approval with the Following Condition:

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Scott L. Kimball
Planning Director

May Agenda

240191

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING FT (Forest Transition) **EXISTING USE** Agriculture

REQUESTED ZONING I-L (Light Industrial) **REQUESTED USE** Industrial Park

PROPERTY OWNER(S)

Name(s) VV Farms, Inc.

Address 2720 Coachman Lakes Dr., Jacksonville FL 32246

Phone No. 904-534-4882 **(Work and/or home); Fax No.** _____

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

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

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

GENERAL INFORMATION

Location or Legal Property Description: V/L W/S I-95 Gross TRA

Property Address: N/A Truss Plant Rd.

Tax Map Reference Number 094 053 **Zoning Map** FT

City of Kingsland Zoning Application
Page Two

Property Size 563 +/- Acres **Property Frontage** Ø **Feet**

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because adequate green space and noise buffering has been provided for neighboring residential areas - Agricultural Area - would not change character of any residential neighborhood.

Would not be detrimental to property or persons in the area because there are adequate green space and noise buffers for any commercial site plan

Other Comments: Rezoning for purpose of Proposed Industrial Park to Include Data Centers

DISCLOSURE

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

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

N/A

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

N/A

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

No

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
None	

SIGNATURE(S) OF OWNER(S)

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

Kirk Tovey
Owner

Kirk Tovey
Owner

Kirk Tovey
Owner

HEARING DATE

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

at their meeting of May 4th**, 20**26**, at** 6:00 **P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.**

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

RECEIPT

Submission fee for rezoning received from MIKE YARBROUGH
in the amount of $ 600.00 **.**

City of Kingsland

BY: _____ **Date:** 3/20/26
Planning & Zoning Administrator

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 5/4/26, **20~~0~~6**, **by virtue of a deed dated** 12/28/2005, _____, **on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book** 1216, **Page** 360.

KIRK A. TOVEY
Owner's Printed/Typed Name

_____
Other Owner's Printed/Typed Name

Kirk A Tovey
Owner's Signature Date: 3-12-26

_____
Other Owner's Signature Date: _____

Agent Authorization

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

Kirk A Tovey
Owner's Signature

_____
Other Owner's Signature

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

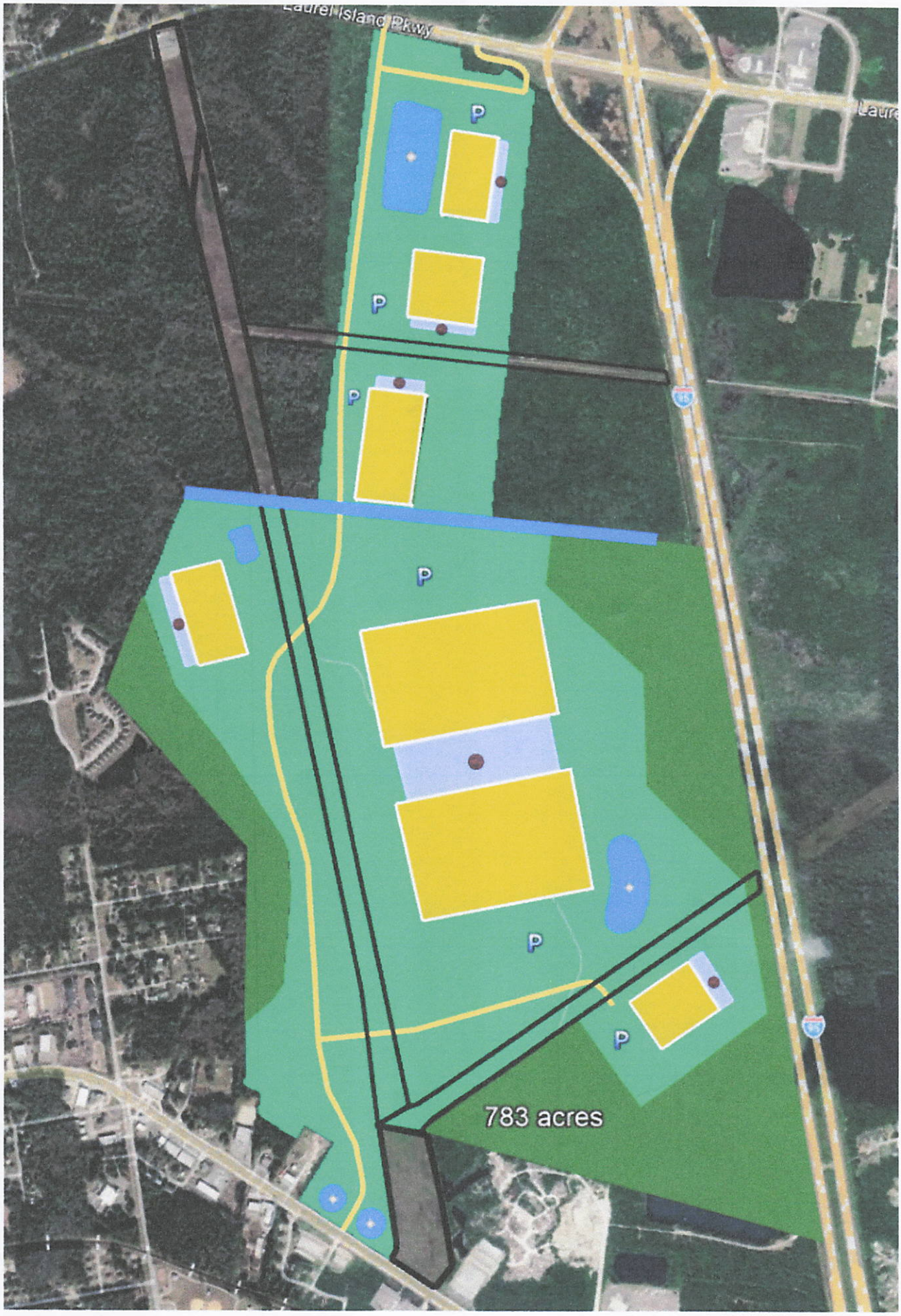
MIKE YARBROUGH
Authorized Agent's Name-Printed

Authorized Agent's Signature

3/19/26
Date

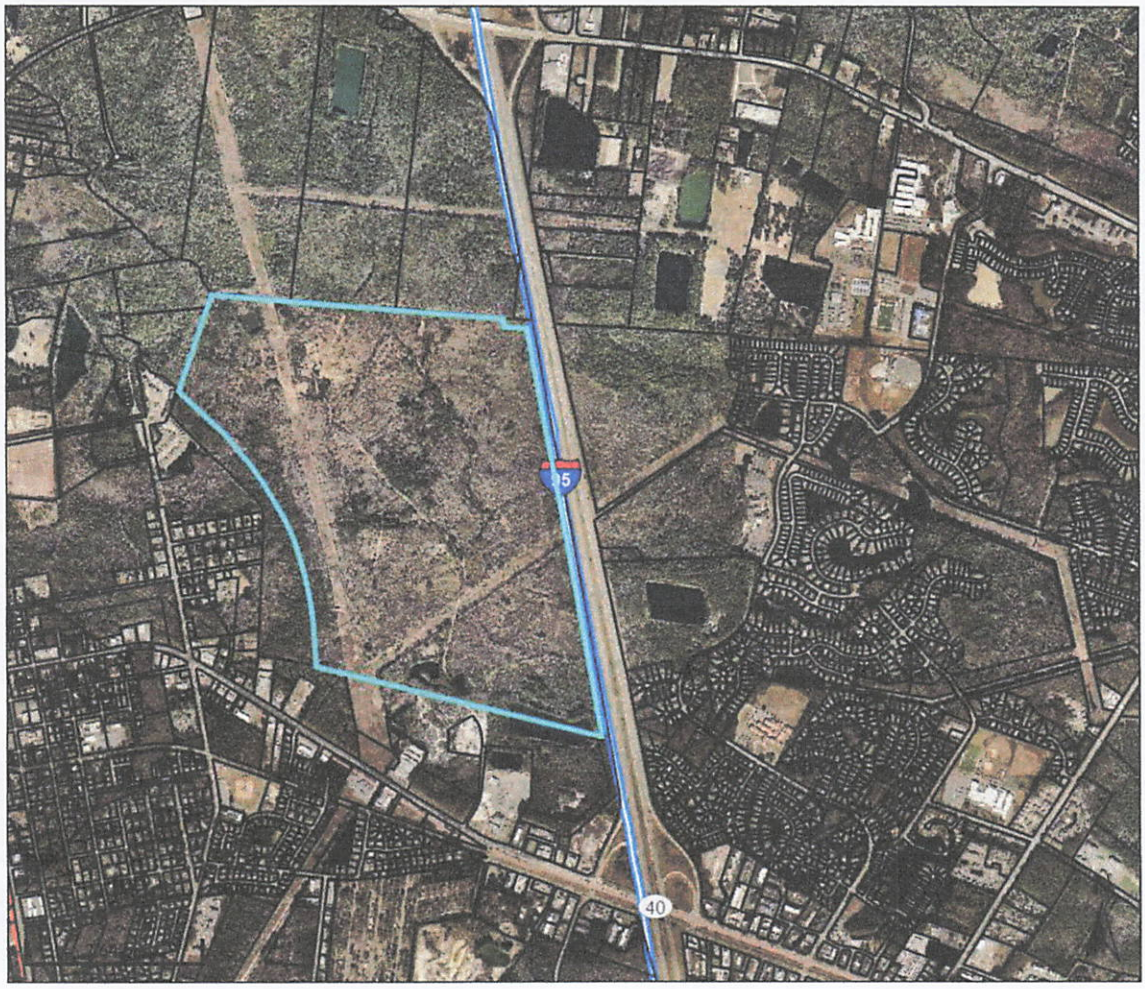
Planning and Zoning

Received by: _____ **Date:** 3/20/26



CONCEPTUAL PLAN
783-ACRE SITE

Camden County, GA



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- Ferry
- Pedestrian Way
- City Labels

Parcel ID	094 053	**Owner**	V V FARMS INC	**Last 2 Sales**			
Class Code	Agricultural		2720 COACHMAN LAKES DR	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		JACKSONVILLE, FL 32246	8/10/2009	0	GV	U
	KINGSLAND	**Physical Address**	n/a	12/28/2005	$650000	MN	U
Acres	536.01	**Assessed Value**	Value $1645929				

(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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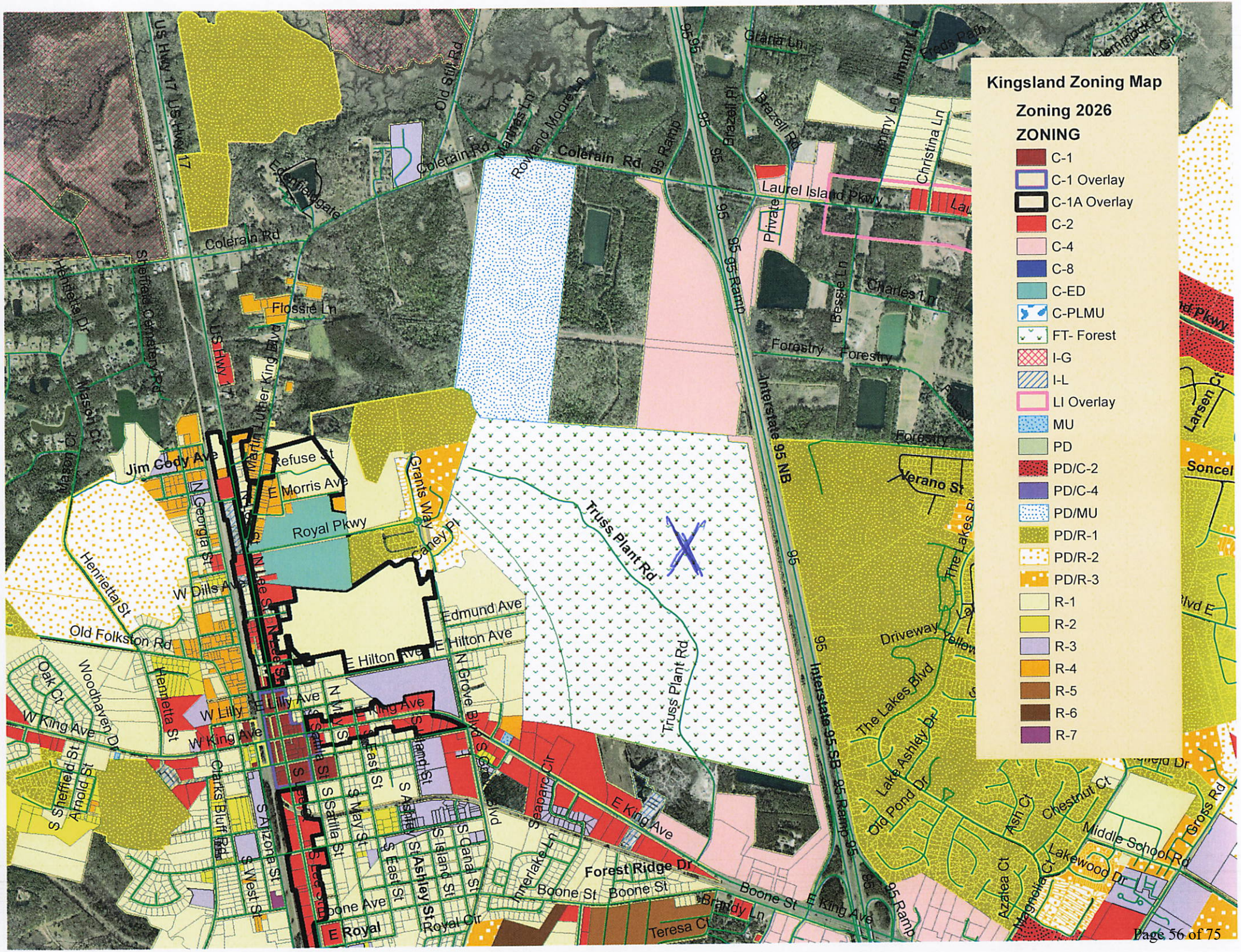
Kingsland Zoning Map
Zoning 2026
ZONING
C-1
C-1 Overlay
C-1A Overlay
C-2
C-4
C-8
C-ED
C-PLMU
FT- Forest
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PD/MU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
US Hwy 17
Old Stilt Rd
Colerain Rd
Rowland Moore Ln
Brazell Pl
Brazell Rd
Jimmy Ln
Christina Ln
Laurel Island Pkwy
Private
Charles Ln
Bessie Ln
Forestry
Interstate 95 NB
Interstate 95 SB
95 Ramp
Flossie Ln
Martin Luther King Blvd
Sheffield Cemetery Rd
Henrietta Dr
Mason Ct
Jim Cody Ave
Refuse St
E Morris Ave
Royal Pkwy
Grants Way
Caney Pl
Truss Plant Rd
Verano St
Soncel
Larsen Ct
Henrietta St
W Dills Ave
Old Folkston Rd
Edmund Ave
E Hilton Ave
N Georgia St
N Lee St
N Grove Blvd
W Lilly Ave
W King Ave
Woodhaven Dr
Oak Ct
S Sheffield St
Arnold St
Clarks Bluff Rd
S Arizona St
S West St
S Satilla St
S May St
S East St
S Ashley St
S Island St
S Canal St
Seaparc Cir
Innerlake Ln
Forest Ridge Dr
Boone St
Boone Ave
E Royal
Royal Cir
Teresa Ct
Brandy Ln
E King Ave
The Lakes Blvd
Driveway
Lake Ashley Dr
Old Pond Dr
Azalea Ct
Ash Ct
Chestnut Ct
Magnolia Ct
Lakewood Dr
Middle School Rd
Gross Rd

Camden County, GA

Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	094 053	**Owner**	V V FARMS INC	**Last 2 Sales**			
Class Code	Agricultural		2720 COACHMAN LAKES DR	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		JACKSONVILLE, FL 32246	8/10/2009	0	GV	U
	KINGSLAND	**Physical Address**	n/a	12/28/2005	$650000	MN	U
Acres	536.01	**Assessed Value**	Value $1645929				

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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: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Annexation & Zoning Designation

Background:

The surrounding area is a mixture of mainly commercial and agricultural areas. The parcel is currently zoned AF (Agricultural Forestry). The applicant is asking that the property be annexed into the city with a zoning designation of I-L (Light Industrial) for the purpose of a proposed Industrial Park that could include Data Centers. The parcel connects to parcel 094 053 and would be included as part of the proposed industrial park, in which the applicant also owns. A basic conceptual site plan has been submitted and City staff has met with the developers on two different occasions.

Summary:

Mike Yarbrough, acting agent for Kirk Tovey with Seedling Farms, Inc. is requesting that parcel 094 024 be annexed into the City with a zoning designation of I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the south side of Laurel Island Pkwy. containing approx. 146 acres.

Current Zoning: AF (Agricultural Forestry) County

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the Following Condition:

1) Parcel 094 053 rezoning to I-L must first be approved.

2) All projects that are part of this Industrial Park will be subject to review and will be required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

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 Director

May Agenda 240190

APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX & Zoning Designation

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map_____, Block 094, Parcel 024, has a street address of N/A, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof.* Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned AF by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of T-L at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 143.46

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 0 Non Residential

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

3/10/2026 — Kirk Tovey Kirk Tovey Seedling Farms, LLC.
Date — Signature (*Signed and Printed*) of Owner

2720 Coachman Lakes Dr, Jacksonville, FL 32246
Address of above Owner

3/11/2026 — Kirk Tovey Kirk Tovey
Date — Signature (*Signed and Printed*) of Owner

_____
Address of above Owner

CONTINUED ON BACK

Page One

3/11/2026 Kirk Torey Kirk Torey
Date Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness
Larry Walter
NOTARY PUBLIC, State of FLORIDA
My commission expires: Sept. 10, 2029
(NOTARY SEAL)

LARRY WALTER
Notary Public - State of Florida
Commission # HH 718854
My Comm. Expires Sep 10, 2029

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

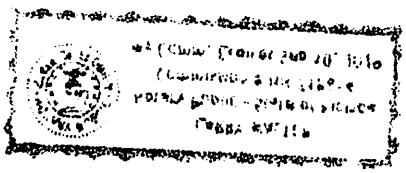
1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED

2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)

3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)

4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

Pertinent to site plan,
Need I-L Zoning for proposed Industrial
Park to include Data Centers



GENERAL NOTES:

1) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION GREATER THAN ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,068 FEET.

3) THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223.

4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.

5) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.

6) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.

7) ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

1) DEED BOOK 93, PAGE 183.

2) SURVEY FOR DURANGO ASSETS ACQUISTION, LLC BY PRIVETT AND ASSOCIATES DATED 1/12/2000.

3) DEED BOOK 524, PAGE 636.

4) DEED BOOK 544, PAGE 311.

LINE TABLE		
COURSE	BEARING	LENGTH
L1	N54°34'04"W	119.24
L2	S61°50'55"E	308.19
L3	N38°05'11"E	114.72
L4	S79°51'24"E	314.32
L5	S11°54'06"W	15.85
L6	S79°55'15"E	57.77
L7	S10°08'09"W	250.12

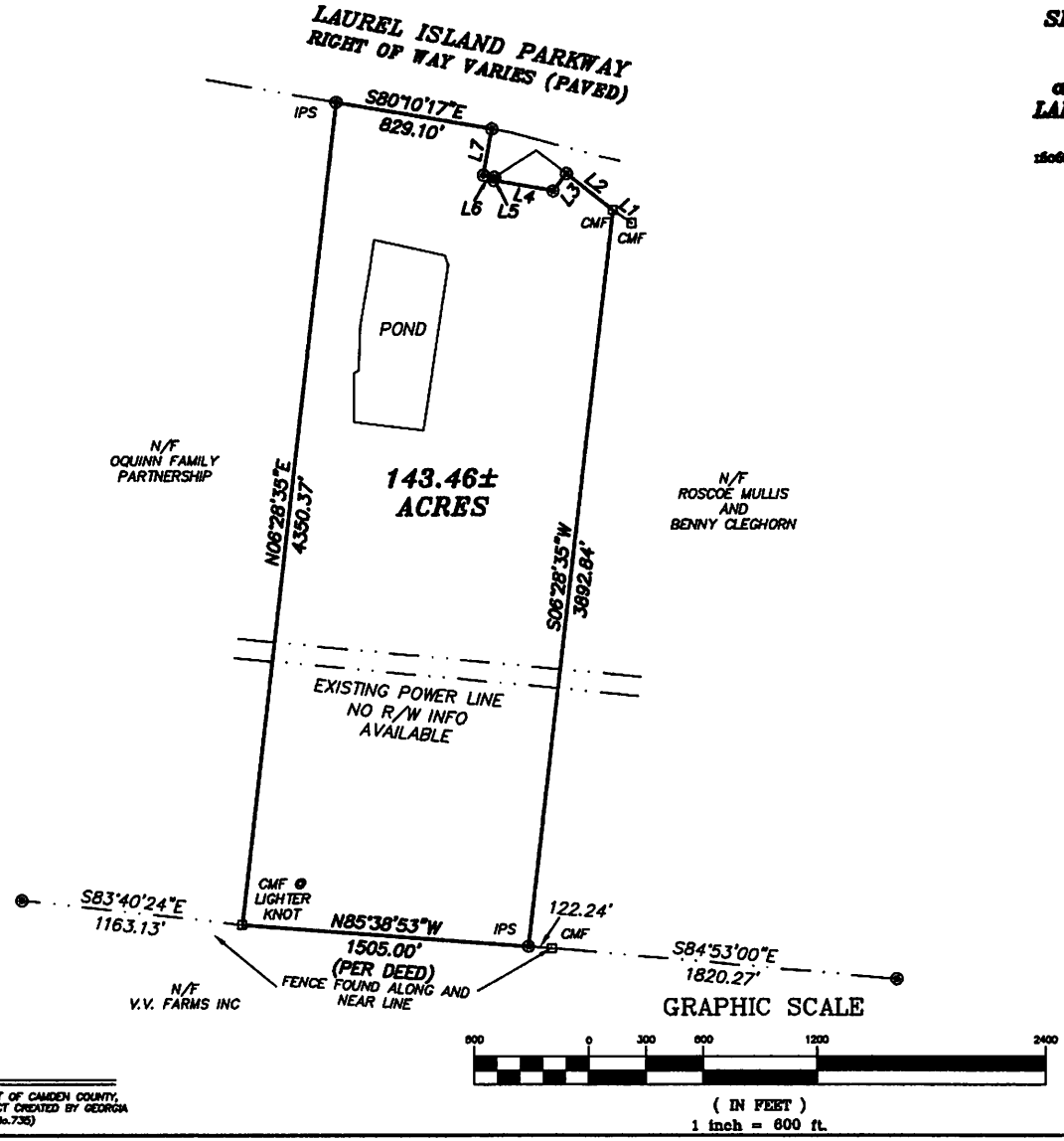
GEORGIA REGISTERED No. 3011 LAND SURVEYOR MATTHEW M. JORDAN

LEGEND:

IFF IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IPS IRON PIN SET (1/2" REBAR)
R/W RIGHT OF WAY
CMF CONCRETE MONUMENT FOUND
NMFS NO MONUMENT FOUND OR SET
DNR DEPARTMENT OF NATURAL RESOURCES
CLF CHAIN LINK FENCE
CONC. CONCRETE
POB POINT OF BEGINNING
N/F NOW OR FORMERLY
DB DEED BOOK
PG PAGE
BL SETBACK LINE

CERTIFICATION:

THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT THIS PROPERTY IS EXEMPT FROM THE ACT CREATED BY GEORGIA SECTION 15-6-67, AMENDED (No. 1366-SENATE BILL No.735)



BOUNDARY SURVEY FOR
SEEDLING FARMS LLC, CENTER BANK of JACKSONVILLE, and COMMONWEALTH LAND TITLE INSURANCE COMPANY
15th G.M.D., CAMDEN COUNTY, GEORGIA

RECORDING DATA INFORMATION:

STATE OF GEORGIA, COUNTY OF CAMDEN,
OFFICE OF THE CLERK OF SUPERIOR COURT
THIS WITHIN PLAT RECORDED IN PLAT
DRAWER____ MAP NO.____
THIS DAY____ OF_____ 2007.

BY: _____ DATE: ____
DEPUTY CLERK

CLS
CUMBERLAND LAND SURVEYORS
300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-5854

DRG. BY: MJ	PROJ. MGR: MJ
DWG. DATE: 04/18/07	SURV. DATE: 03/22/07
JOB NO. 032807	SCALE: 1"=600'
SHT. NO. 1 OF 1	

EXHIBIT "B"

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

Commencing at a point at the centerline intersection of Old Still Road and Laurel Island Parkway; thence N 86°13'22" E a distance of 2496.02' to the Point of Beginning; thence S 80°10'17" E a distance Of 829.10' to a point; thence S 10°08'09" W a distance Of 250.12' to a point; thence S 79°55'15" E a distance of 57.77' to a point; thence S 11°54'06" W a distance of 15.85' to a point; thence S 79°51'24" E a distance of 314.32' to a point; thence N 38°05'11" E a distance Of 114.72' to a point; thence S 51°50'55" E a distance Of 308.19' to a point; thence S 06°28'35" W a distance Of 3892.84' to a point; thence N 85°38'53" W a distance of 1505.00' to a point; thence N 06°28'35" E a distance of 4350.37' to a point; which is the Point of Beginning, having an area of 143.77 acres.

Subject property being the same conveyed to Leslie Brazell Beavers by Heir's Warranty Deed from the Heirs of John Brazell, deceased, dated April 2, 1966, recorded in Record Book 81, Page 4, Camden County, Georgia, records.

Subject property Map/Parcel No. 094 024.

May 2026
240190

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING AF (County) **EXISTING USE** VACANT Agriculture

REQUESTED ZONING I-L (Light Industrial) **REQUESTED USE** Industrial Park.

PROPERTY OWNER(S)

Name(s) SEEDLING FARMS, LLC (KIRK A. TOVEY, PRESIDENT)

Address 2720 COACHMAN LAKES DR. JAX, FL 32246

Phone No. 904-534-4882 **(Work and/or home); Fax No.** _____

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

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

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

GENERAL INFORMATION

Location or Legal Property Description: Laurel Island PKWY. in the 1606 District of Camden County

Property Address: N/A

Tax Map Reference Number 094 024 **Zoning Map** AF (County)

City of Kingsland Zoning Application
Page Two

Property Size 146.6 ACRES **Property Frontage** 829.1 **Feet**

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because

ANY COMMERCIAL SITE PLAN THAT IS SUBMITTED WOULD BE IN COMPLIANCE WITH CITY ORDINANCE

Would not be detrimental to property or persons in the area because

ADEQUATE BUFFERING WOULD BE PROVIDED AS REQUIRED BY ORDINANCE

Other Comments: Needs I-L Zoning for proposed Industrial Park to Include Data Centers.

DISCLOSURE

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

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

N/A

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

N/A

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

No

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
NONE	

SIGNATURE(S) OF OWNER(S)

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

Kirk Tony

Owner

Owner

Owner

HEARING DATE

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

at their meeting of ____May 4th_____, 2026, at _____ P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from MIKE YARBROUGH, AS AGENT
in the amount of $ 600.00 **.**

City of Kingsland

BY:_____ **Date:** 3/20/26
Planning & Zoning Administrator

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 3/12, **2026, by virtue of a deed dated** 6/27, 2007, **on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book** 1367, **Page** 714.

KIRK A. TOVEY
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Kirk A Tovey
Owner's Signature Date: 3/12-26

Other Owner's Signature Date: _____

Agent Authorization

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

Kirk A Tovey
Owner's Signature

Other Owner's Signature

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

MIKE YARBROUGH
Authorized Agent's Name-Printed

Authorized Agent's Signature

3/12/26
Date

Planning and Zoning

Received by: _____ **Date:** 3/20/26

Camden County, GA

Overview

Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Zoning

- RVD
- Unknown
- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3

Parcel ID	094 024	**Owner**	SEEDLING FARMS LLC	**Last 2 Sales**			
Class Code	Agricultural		2720 COACHMAN LAKES	**Date**	**Net Price**	**Reason**	**Qual**
Taxing	42 UNINCORPORATED SERVICE		DR	9/30/2015	0	RW	U
District	DIST		JACKSONVILLE, FL 32246	6/27/2007	$1733220	LM	Q
	42 UNINCORPORATED SERVICE	**Physical**	n/a				
	DIST	**Address**					
Acres	146.6	**Assessed Value**	Value $414357				

(Note: Not to be used on legal documents)

Camden County, GA

Overview

Legend

- Parcels
- USA Major Highways
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- City Labels

Parcel ID	094 024	**Owner**	SEEDLING FARMS LLC	**Last 2 Sales**				
Class Code	Agricultural		2720 COACHMAN LAKES	**Date**	**Net Price**	**Reason**	**Qual**
Taxing	42 UNINCORPORATED SERVICE		DR	9/30/2015	0	RW	U
District	DIST		JACKSONVILLE, FL 32246	6/27/2007	$1733220	LM	Q
	42 UNINCORPORATED SERVICE	**Physical**	n/a				
	DIST	**Address**					
Acres	146.6	**Assessed Value**	Value $414357				

(Note: Not to be used on legal documents)

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Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Final Plat

Summary: Ron Sawyer, with LIH Holding, LLC has submitted a Final Plat for The Preserve at Camden Woods Phase 2D, formerly The Villas at Camden Woods, consisting of 16 single family lots on approx. 4.10 acres. The City Council approved the preliminary plat for all of the Villas at Camden Woods Phase 2 on July 8, 2024

Zoning: PD/MU (Planned Development Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

May 2026 24-0196

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. **Your Name:** AKM SURVEYING - JEFF FOSTER **Phone:** 912.674.7024
   Address: 921 CHARLIE SMITH SR HWY ST MARYS GA 31558
2. **Owner, if not same:**
   Name: LIH HOLDINGS, LLC - SAWYER
   Address: 100 MARSH HARBOUR PARKWAY KINGSLAND GA 31548
3. **What is your interest if you are not the owner?**
   AGENT FOR OWNER
4. **Name of proposed subdivision:** THE PRESERVE AT CAMDEN WOODS, PHASE 2D, FORMERLY KNONW AS THE VILLA AT CAMDEN WOODS
5. **Location of subdivision: Neighborhood:** CAMDEN WOODS AREA - THE VILLAS
   Street: COLLIN NICHOLAS WAY
   Parcel Number: 107 035 **Lot Number:** _____
6. **Present zoning:** PD-MIXED USE
7. **Number of proposed lots:** 16 LOTS & 3 TRACTS
8. **Area of proposed subdivision:** 4.10 ACRES
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
   - **Final Plat (Original and 9 copies)**
   - **Vicinity Map**
   - **Proof of ownership**
10. **Signed:** _____ **Date:** 4/9/26

Part C - Planning Official Only

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

   Conditions of approval or reasons for disapproval: _____

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW SUBDIVISION PLAT OF

THE PRESERVE AT CAMDEN WOODS, PHASE 2D
FORMERLY KNOWN AS THE VILLAS AT CAMDEN WOODS,
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA

(BEING A PORTION OF LOT 2, CAMDEN WOODS SUBDIVISION, ACCORDING TO PLAT RECORDED IN P.B. 23, MAP 36, PUBLIC RECORDS OF SAID COUNTY)

SAWYER & ASSOCIATES

PROPERTY OWNED BY:
LIN HOLDINGS, LLC
100 BARON BARRICUD PARKWAY
KINGSLAND, GEORGIA 31548
(912) 882-7725
(D.B. 2343, PG. 882)

NOTES:

1.) BEARINGS SHOWN HEREON ROTED TO THE BEARING OF S20°01'34"-45" EAST FOR THE CENTERLINE OF COLLIN NICHOLAS WAY, ACCORDING TO PLAT OF THE PRESERVE AT CAMDEN WOODS, PHASE 2C, RECORDED IN PLAT BOOK 30A6, PAGE 36, PUBLIC RECORDS OF SAID COUNTY.

2.) SHOW ONLY EXCE ADDITIONAL RESTRICTIONS (THAN ONCE SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.

3.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2012, MAP No. 13039C0255G, COMMUNITY No. 130020, PANEL No. 0255, SUFFIX G.

4.) NO SURVEY HAS BEEN PERFORMED HEREON THE BENEFIT OF A FORMAL SURVEY.

5.) SUBJECT PROPERTY IS CURRENTLY ZONED PD-MIXED USE. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK SETBACK 20 FEET, MINIMUM SIDE YARD SETBACK 10 FEET FROM SIDE SUBDIVISION, 10 FEET FROM SIDE SUBDIVISION, SETBACK FROM SIDE LOT LINE MAY BE ZERO HOWEVER MUST MAINTAIN 10 FEET BETWEEN BUILDINGS MINIMUM REAR YARD SETBACK 10 FEET FROM REAR PROPERTY LINE.

6.) SUBJECT PROPERTY CONTAINS ±4.10 ACRES AND CONTAINS 10 LOTS & 3 TRACTS.

7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PART OF TAX PARCEL NUMBER 033.

8.) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER. CONSTRUCT/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.

9.) THIS PLAT REFLECTS A 5' WIDE EASEMENT FOR DRAINAGE & UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.

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 LAND 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 THEY ARE LABELED.

BY: _____ DATE: _____
RENE SAWYER (AGENT)

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____
MAYOR

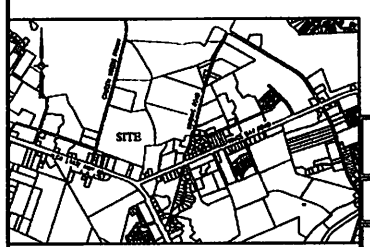
APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS ATTESTED THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
NAME

PRINTED NAME _____ TITLE _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION



VICINITY MAP (NOT TO SCALE)

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	8.47'	[illegible]	[illegible]	4.23'	8.47'	[illegible]
C2	40.00'	25.00'	[illegible]	25.64'	35.86'	[illegible]
C3	23.62'	[illegible]	[illegible]	11.81'	23.62'	[illegible]
C4	39.44'	25.00'	[illegible]	25.14'	35.46'	[illegible]

SCALE: 1" = 50'

DRN. BY: N.C. CKD. BY: A.S.C.

PLAT DATE: [illegible]

DWG. # SD-3-3224-01-26

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50000 FEET AND AN ANGULAR ERROR OF 25 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 321,139 FEET.

EQUIPMENT USED: ANGULAR: SOKKIA CX LINEAR: SOKKIA CX

LEGEND:
○ = SET 1/2" REBAR 18" MIN
□ = SET 4"x4"x24" CONCRETE MONUMENT, 18" MIN
⊠ = FOUND CONCRETE MONUMENT (DESCRIPTION AS NOTED)
● = FOUND REBAR OR IRON PIPE (DESCRIPTION AS NOTED)
▲ = FOUND PK NAIL & BRASS (DESCRIPTION AS NOTED)

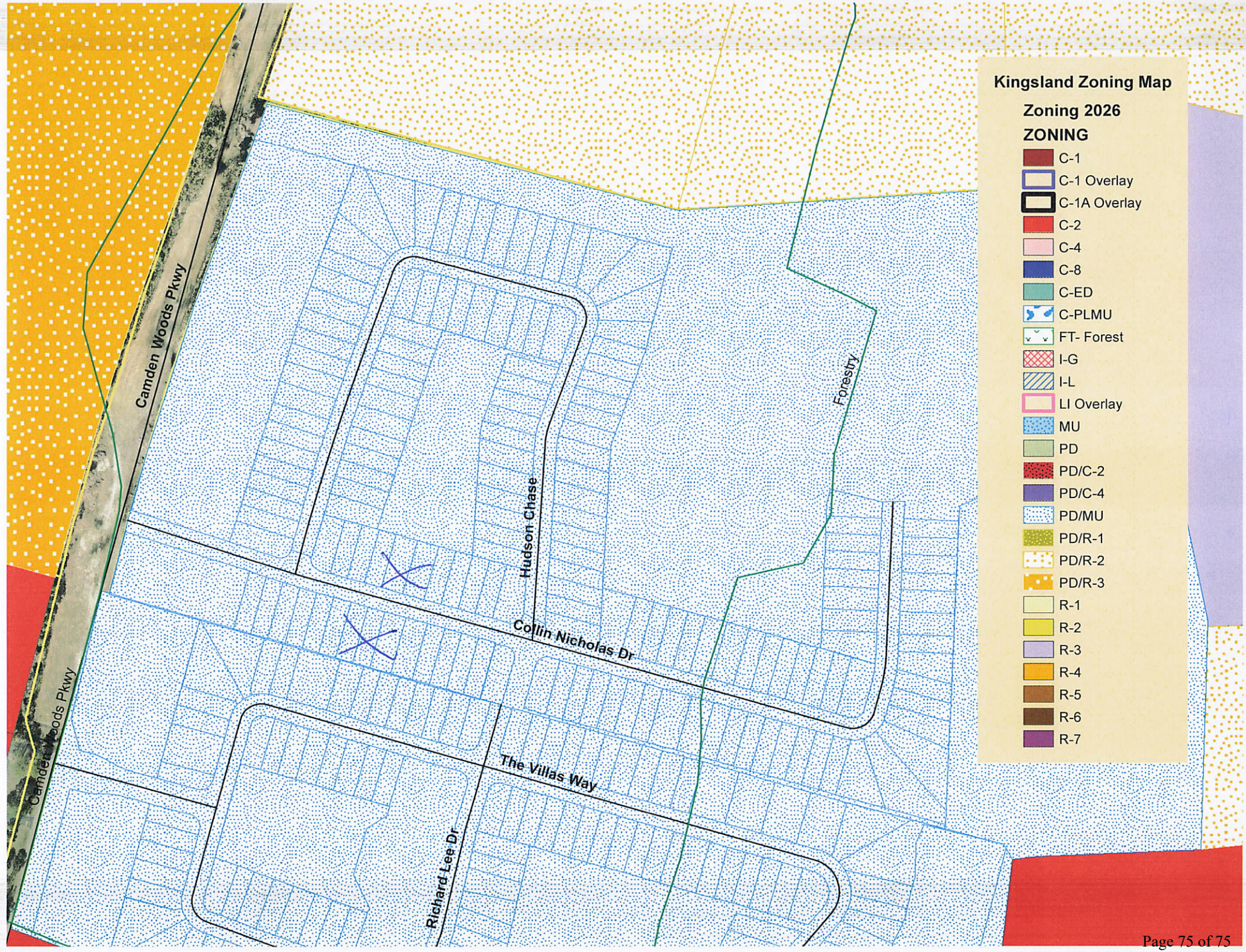
P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.B. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(ch.) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5720
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED SURVEY FIRM No. 1067
EMAIL: AKM_SURVEY@BELLSOUTH.NET

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

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certifications, signatures, stamps or statements hereon. Such approvals or affirmations should be understood as being the extent of verification performed by any purchaser or user of this plat as to the intended use of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 43-15-67.

BY: _____ DATE: 04/09/2026
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143


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
Camden Woods Pkwy
Camden Woods Pkwy
Hudson Chase
Collin Nicholas Dr
The Villas Way
Richard Lee Dr
Forestry