



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JUNE 22, 2026

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the Purpose of Considering an Alcohol License for Nishabahen Patel with 20265, LLC

Nishabahen Patel has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1155 East King Avenue.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

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

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

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

VI. PRESENTATION

1. Presentation and Discussion of Draft Impact Fee Study

The Mayor and Council will receive a presentation from the Impact Fee Study Consultants on its draft rate calculations for development impact fees and provide direction on next steps.

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. Home Occupation - 216 Daniel Trent Way - Parcel 107Z 218

Chad Hullinger has applied for a home occupation permit for an on-line gun sales business known as "Enfilade Arms, LLC". The applicant has been notified and agrees to the

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

Staff recommends approval with the following condition:

1. Manufacturing of ammunition is not allowed.

Planning Commission recommends approval with the condition that manufacturing of ammunition is not allowed.

2. Home Occupation - 125 Woodhaven Drive - Parcel 082E 020C

Emily Knoll has applied for a home occupation permit for a home bakery business known as "Hearthcore Bakery, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Planning Commission recommends approval.

3. Home Occupation - 183 Lakewood Drive - Parcel 107C 001B

Delinerys Martin has applied for a home occupation permit for a home bakery business known as "Sweet Crust." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Planning Commission recommends approval.

4. Home Occupation - 227 Bulkhead Drive - Parcel 058A 220A

Rebecca Williams has applied for a home occupation permit for a packaged tea business known as "Howl & Hop Tea." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Planning Commission recommends approval.

5. Annexation Request and Zoning Designation - 739 Martin Luther King Jr., Boulevard - Parcel 082C 02 008A

Bryant Walker has applied for the Annexation of Parcel 082C 02 008A containing approximately 1.0 acre at 739 Martin Luther King Jr., Boulevard. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. This applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area.

Planning Commission recommends approval.

6. Annexation Request and Zoning Designation - Parcel 108 004

Bill Gross with Haddock Corner, LLC has applied for the Annexation of Parcel 108 004, containing approximately 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Road. The purpose of the Annexation is to have access to city water and sewer services. The applicant is also requesting a zoning designation of C-2 (General Commercial) for a proposed hotel and retail commercial lot.

Planning Commission recommends approval.

7. Preliminary Plat - Scrubby Bluff 57

Bill Gross with Scrubby Bluff Holdings, LLC has submitted a preliminary plat application for Scrubby 57 subdivision, consisting of 191 single family lots on approximately 56.76 acres.

This subdivision is part of the GA/FL Sports Park Master Plan. The PD for the project was

approved by City Council on June 9, 2025.

Planning Commission recommends approval.

8. Preliminary Plat - Friendship 42

Bill Gross with Camden County 42, LLC has submitted a preliminary plat application for Friendship 42 subdivision, consisting of 124 single family lots on approximately 41.73 acres. The PD for the project was approved by City Council on January 12, 2026.

Planning Commission recommends approval.

9. Kingsland Downtown Development Authority Boundary Expansion

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street.

This will not affect the underlying zoning of any parcels within the expanded boundary lines. A zoning map and list of parcels included in the proposed expansion area is included with this report. Current Zoning over multiple parcels within the expansion area includes Residential, Commercial and Industrial zonings.

Planning Commission recommends approval.

10. Variance Requests (3) - 211 Woodbridge Road - Parcel 082I 022

Kenneth B. Smith is requesting three (3) variances to KLADO, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings:

1. A 2.5-foot reduction of the required 5-foot side yard setback.
2. A 2.5-foot reduction of the required 5-foot rear yard setback
3. A 7-foot reduction to the required 10-foot distance from the primary structure on the parcel.

Planning Commission does not recommend approval.

X. NEW BUSINESS

1. Approval of: Alcohol License for Nishabahen Patel with 20265, LLC

Nishabahen Patel has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1155 East King Avenue.

2. Approval of: Resolution 2026-14 - To Establish 2026 Qualifying Dates and Times

This resolution establishes the qualifying dates, times, and fees for candidates seeking election to the offices of Mayor and City Council Posts #3 and #4 in the City of Kingsland's 2026 General Election.

3. Approval of: Declaration and Sale of Surplus Equipment

Approval to declare certain city-owned equipment as surplus property. These items are no longer needed for municipal purposes due to age, condition, or replacement. Upon declaration, staff is authorized to dispose of the equipment in accordance with city policy,

including sale through public auction or other approved methods, with any proceeds returned to the appropriate fund.

Staff recommends approval.

4. Approval of: Amendment to City Code of Ordinances Chapter 3 - Alcoholic Beverages
The amendments include revisions to eligibility requirements for license holders and other administrative changes deemed necessary for effective implementation and enforcement of the ordinance.

Staff recommends approval.

5. Reappointment of Craig Root as non-public representative on the Coastal Regional Commission Council

6. Approval of: MOU between Camden County Board of Commissioners and City of Kingsland for providing onsite clinical medical services by Camden County to employees of the City of Kingsland.

The City has participated in the shared clinic since 2014. The proposed MOU reflects an annual cost of \$82,588.00, representing a slight decrease of \$3,206.54 over the current agreement. Based on the average of the City of Kingsland's steady usage of the clinic over the past four fiscal quarters (Q42025 - 12.23%, Q12026 - 11.91%, Q22026 - 12.63% and Q32026 - 13.33%) it is determined that the portion for the new fiscal year will be 12.52% of the clinic's new budget of \$659,651.

Staff recommends approval.

7. Bid Award: Purchase and Installation of Office Furniture
Purchase and installation of office furniture for new police headquarters. Funding is from the capital projects fund.

Staff recommends ICON Contract, the lowest responsive bidder, in the amount of \$72,462.97. The proposed pricing includes delivery, installation, and a 15-year warranty. ICON will donate 1% of project revenue directly to the Lutheran Food Bank of Camden County and the Camden Community Food Bank - two organizations serving food-insecure families in our community. Final award will be contingent upon staff's satisfactory inspection of the furniture quality prior to acceptance.

8. Bid Award: One-time Service Agreement for City-wide Generators
One-time generator maintenance and load-bank testing for 9 fixed units and 11 portable units.

Staff recommends lowest quote, Safe Industries, for a total of \$22,833.19.

9. Approval of: Contracted Service Agreement for School Resource Officers
An Intergovernmental Agreement between the City of Kingsland and the Camden County School District for the provision of three (3) School Resource Officers (SROs) assigned to schools within the City of Kingsland. The agreement establishes the responsibilities of both parties, outlines staffing and operational requirements, and provides for reimbursement of

applicable personnel and related costs by the School District.

Staff recommends approval.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 216 Daniel Trent Way. - Parcel # 107Z 218

Summary:

Chad Hullinger has applied for a home occupation permit for an on-line gun sales business known as “Enfilade Arms, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) **Manufacturing of ammunition is not allowed.**

Scott L. Kimball
Planning & Zoning Director

Paid in full well
HOC-26-0012

June 15th
meeting



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: Chad Hullinger PHON: [REDACTED]

ADDRESS: 216 Daniel Trent Way Kingsland, GA 31548

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

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

GROUP/BUSINESS YOU REPRESENT: Enfilade Arms LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 216 Daniel Trent Way

TAX MAP & PARCEL NUMBER: 1072 210 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: GA ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 5/9/2026



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

1. DATE COMPLETE APPLICATION FILED: 5/11/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/11/26

3. DATE PERMIT FEE PAID: 5/12/26 *EV.* AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/23/26

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

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Chack Hullinger

ADDRESS: 316 Daniel Trent Way

CITY: Kingsland STATE: Georgia ZIP: 31548

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

PROPOSED BUSINESS: Online Firearm Sales LOCATION: Online - At Residence

TAX PARCEL: 1072218 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: 500 Business area sq. ft. 2500 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

[Signature]
SIGNATURE OF APPLICANT

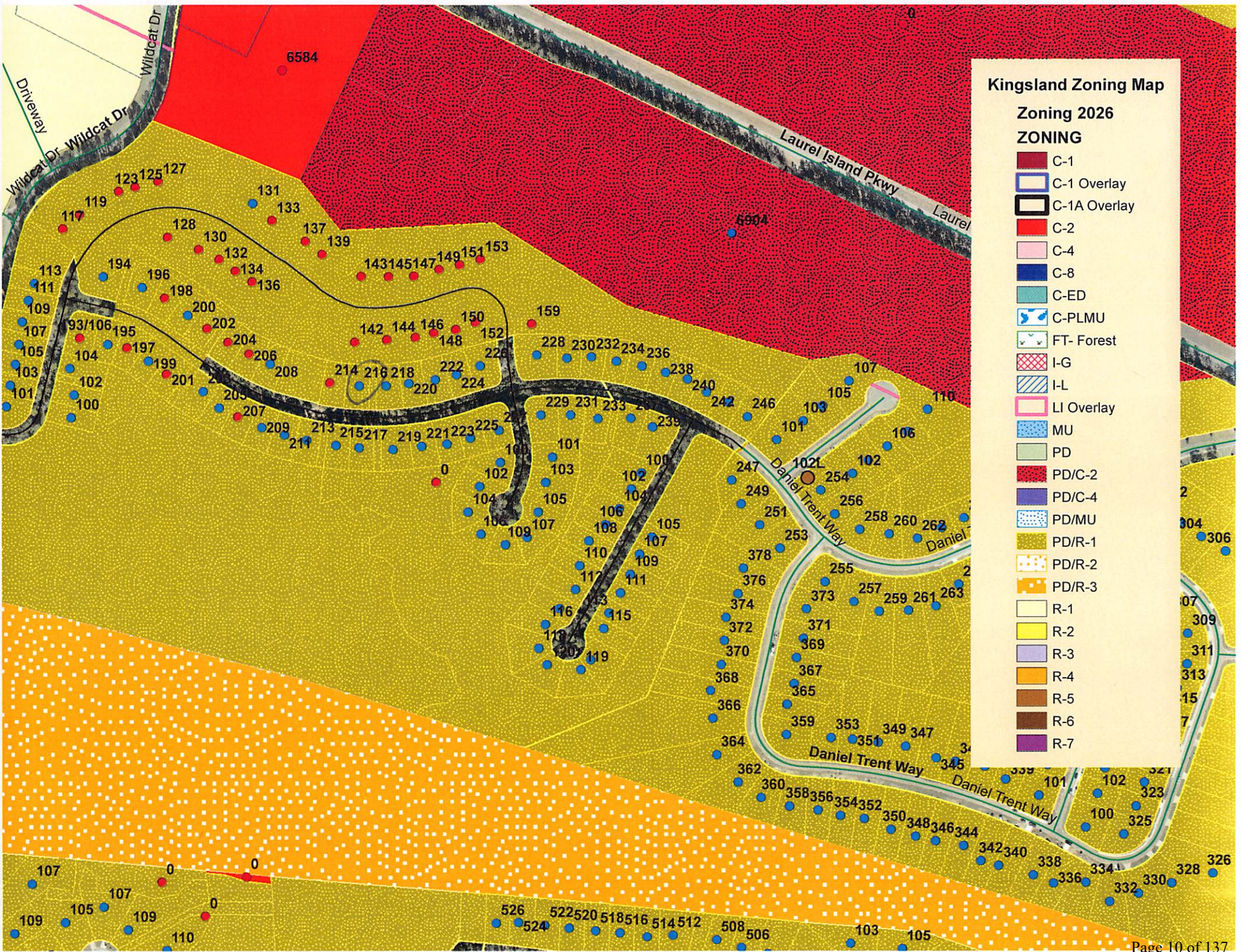
5-9-2026
DATE

Kingsland Zoning Map

Zoning 2026

ZONING

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





Overview



Legend

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

Parcel ID	107Z 218	Owner	HULLINGER CHAD MARTIN & AMANDA	Last 2 Sales			
Class Code	Residential		ASHLEY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		216 DANIEL TRENT WAY	2/7/2024	\$379900	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	8/7/2023	0	NM	U
Acres	0.19	Physical Address	216 DANIEL TRENT WAY				
		Assessed Value	Value \$368424				

(Note: Not to be used on legal documents)

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

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 125 Woodhaven Drive. - Parcel # 082E 020C

Summary:

Emily Knoll has applied for a home occupation permit for a home bakery business known as "Hearthcore Bakery, 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

Enter in Goodwell



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: EMILY KNOLL PHONE: [REDACTED]

ADDRESS: 125 W WOODHAVEN DR. 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: HEARTH CORE BAKERY LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 082 E 020 C ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: N/A STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 5/7/20



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

1. DATE COMPLETE APPLICATION FILED: 5/7/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/7/26

3. DATE PERMIT FEE PAID: 5/8/26 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:
 APPROVAL RECOMMENDED DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 APPROVED DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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Scott Kilduff
 PLANNING DIRECTOR
 CITY OF KINGSLAND

5/7/26
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: EMILY KNOLL - HEARTHCORE BAKERY LLC

ADDRESS: 125 W WOODHAVEN DR.

CITY: KINGSLAND STATE: GA ZIP: 31548

PHONE: [REDACTED] X:() E-M [REDACTED]

PROPOSED BUSINESS: HEARTHCORE BAKERY LOCATION: [REDACTED]

TAX PARCEL: 082E 020C ZONING: R-1

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- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 250 Business area sq. ft. 1314 Home heated floor area sq. ft.
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SIGNATURE OF APPLICANT

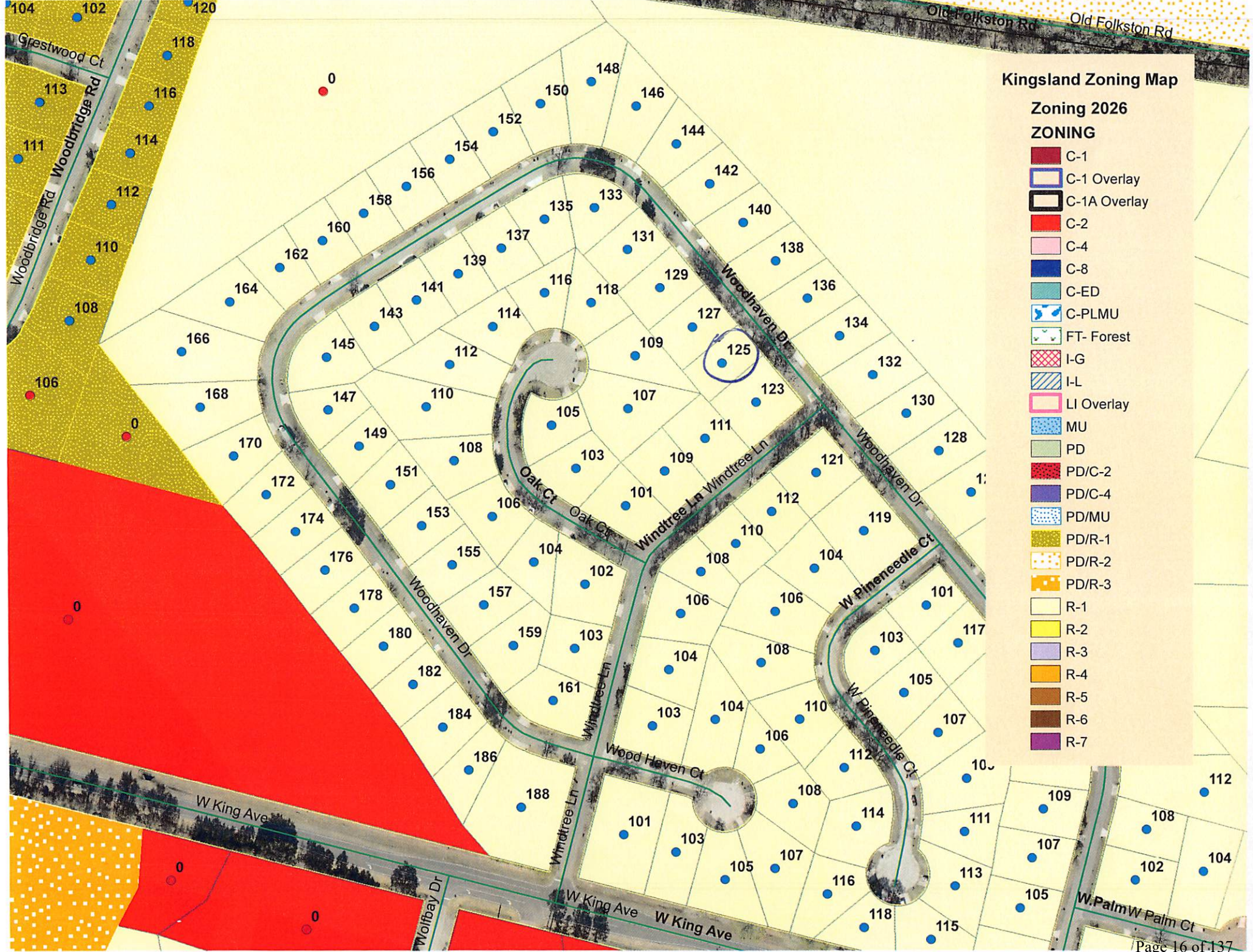
DATE 5/7/20

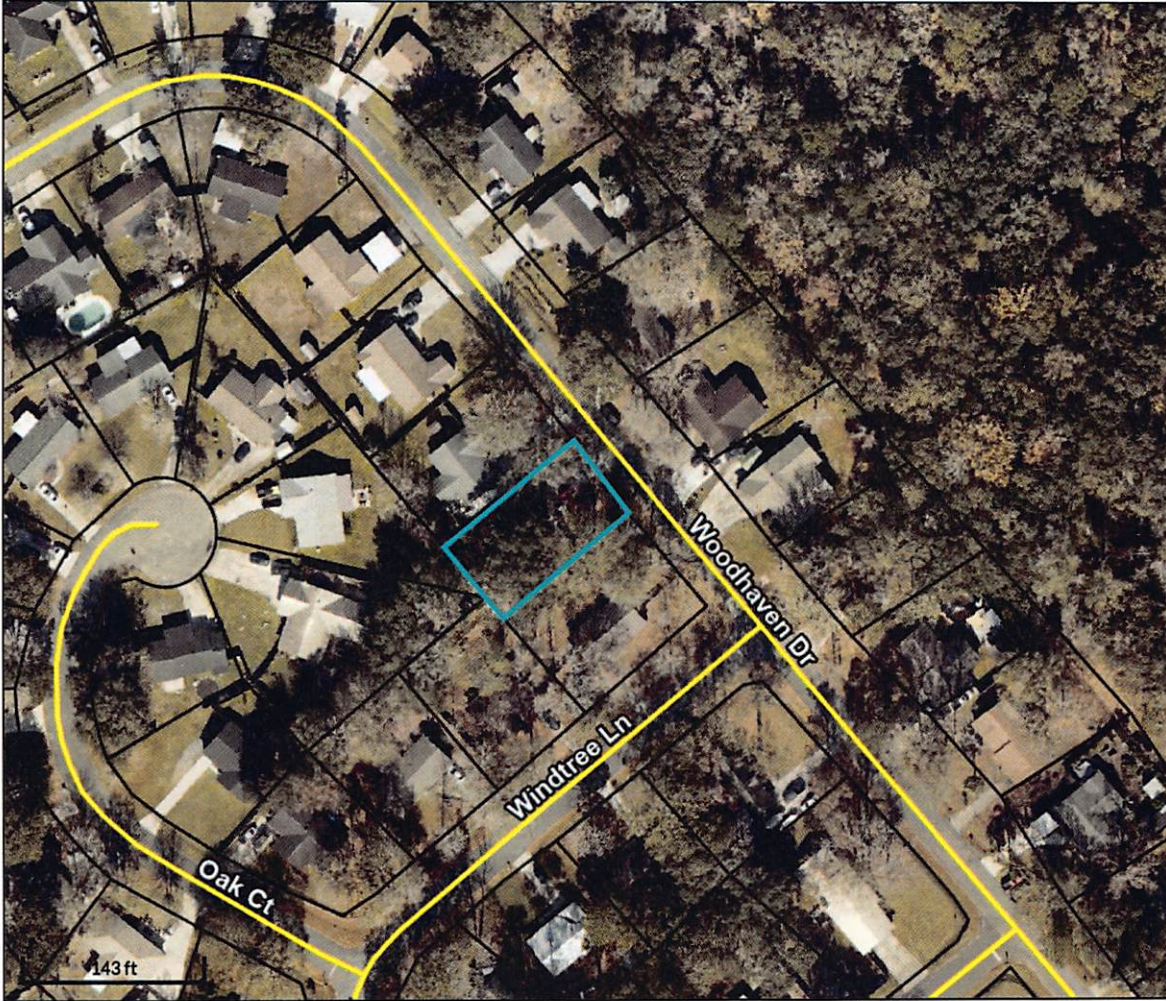
Kingsland Zoning Map

Zoning 2026

ZONING

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





Overview



Legend

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

Parcel ID	082E 020C	Owner	KNOLL JASON C & EMILY M	Last 2 Sales			
Class Code	Residential		125 WEST WOODHAVEN DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/26/2016	\$105200	FM	Q
	KINGSLAND	Physical Address	125 W WOODHAVEN DR	1/20/2012	\$57000	AL	U
Acres	n/a	Assessed Value	Value \$225570				

(Note: Not to be used on legal documents)

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Last Data Uploaded: 5/6/2026 7:38:24 PM

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The City of Kingsland, GA
107 South Lee Street
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Ph: 912-729-5613
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 183 Lakewood Drive. - Parcel # 107C 001B

Summary:

Delinerys Martin has applied for a home occupation permit for a home bakery business known as “Sweet Crust”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

HOCC 26-0011



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: Delinerys Martin PHON: [REDACTED]

ADDRESS: 183 Lakewood Dr, 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: Sweet Crust

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 183 Lakewood Dr.

TAX MAP & PARCEL NUMBER: 107C001B ZONING: PD/R-3

OWNER OF SITE, IF NOT APPLICANT: X Lakewood 76 ocl, LLC

ADDRESS: 4706 18th Ave.

CITY: Brooklyn STATE: NY ZIP: 11204

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: Delinerys Martin DATE: 5/4/26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/4/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/5/26

3. DATE PERMIT FEE PAID: 5/7/26 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26

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.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

5/5/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Delinerys Martin

ADDRESS: 183 Lakewood Dr

CITY: Kingsland STATE: GA ZIP: 31548

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

PROPOSED BUSINESS: Sweet Crust LOCATION: _____

TAX PARCEL: 107C001B ZONING: PD/R-3

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 150 Business area sq. ft. 1107 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.

Delinerys Martin
SIGNATURE OF APPLICANT

6/4/20
DATE



05/06/2026

City Of Kingsland
107 S. Lee Street
Kingsland, GA 31548

RE: 183 Lakewood Dr. – Business License Request

To whom it may concern,

The resident, Delinerys Martin, of 183 Lakewood Drive, Kingsland, GA 31548, has Owner and Landlord permission to receive her Home Occupation Certificate and Business License to run her custom baking business out of her home.

It is understood that Mrs. Martin will be performing Custom Baking orders for delivery outside the home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cathy Lewis".

Cathy Lewis, Property Manager
MOD Villas a Pegasus Community

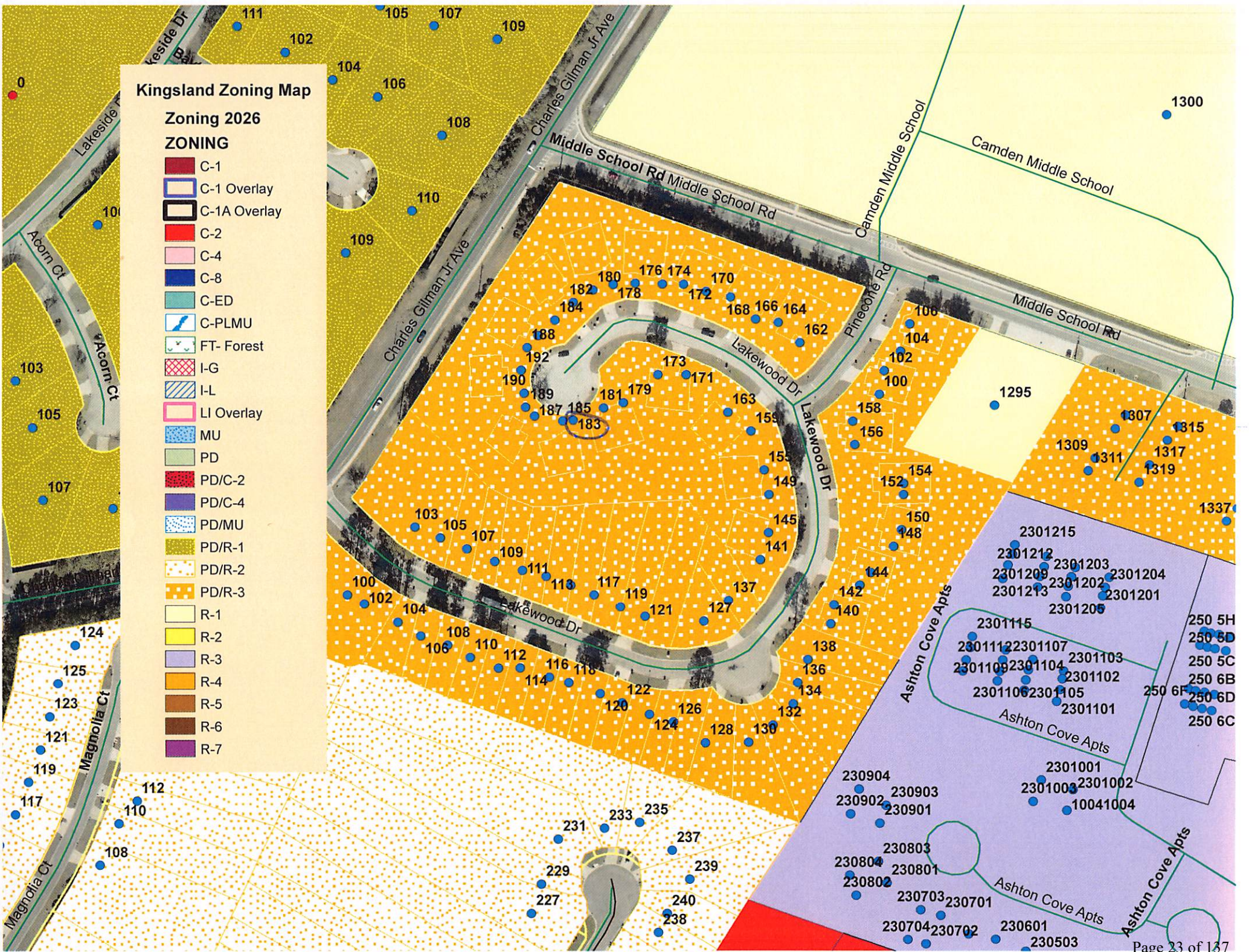


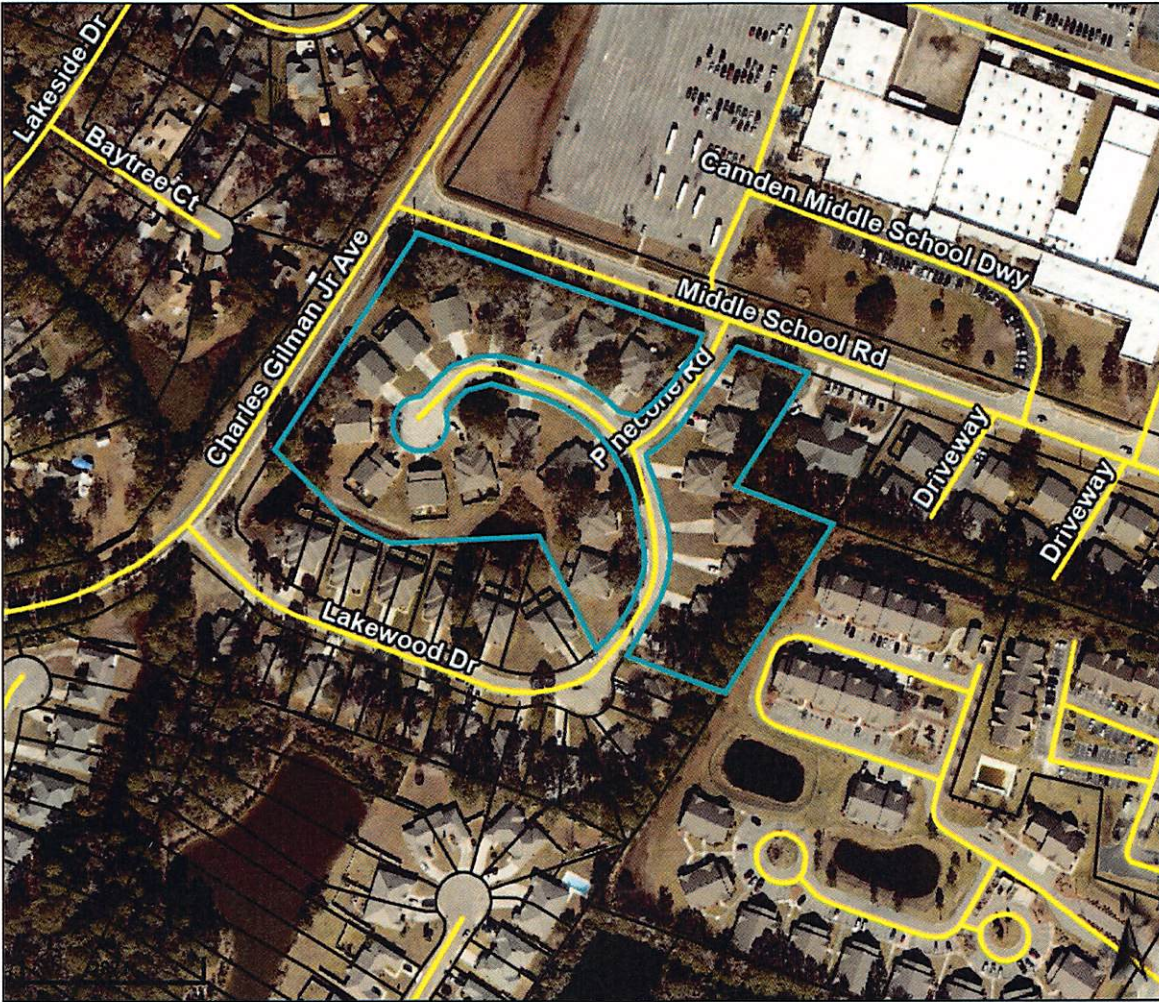
Kingsland Zoning Map

Zoning 2026

ZONING

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





Overview



Legend

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

Parcel ID	107C 001B	Owner	LAKWOOD 76 OCL LLC	Last 2 Sales			
Class Code	Commercial		4706 18TH AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		BROOKLYN, NY 11204	11/22/2023	\$2649558	MF	U
	KINGSLAND	Physical Address	LAKWOOD DR	4/1/1994	0	NM	U
Acres	n/a	Assessed Value	Value \$7258360				

(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: 5/7/2026

Last Data Uploaded: 5/6/2026 7:38:24 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: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 227 Bulkhead Drive. - Parcel # 058A 220A

Summary:

Rebecca Williams has applied for a home occupation permit for a packaged tea business known as “Howl & Hop Tea”. 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 - 26-0013



June Asordy

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: REBECCA WILLIAMS PHONE: [REDACTED]

ADDRESS: 227 BULKHEAD DRU

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: Howl & Hop TEA

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 227 BULKHEAD DRU

TAX MAP & PARCEL NUMBER: OSBA 220A ZONING: P-1

OWNER OF SITE, IF NOT APPLICANT: YES

ADDRESS: _____

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: Rebecca Williams DATE: 5.15.26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/18/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/19/26

3. DATE PERMIT FEE PAID: 5/20/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/23/26

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

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

5/20/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: REBECCA Williams

ADDRESS: 227 Bulkhead Dr

CITY: Kingsland STATE: GA ZIP: 31548

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

PROPOSED BUSINESS: Howl & Hop tea LOCATION: Home Address

TAX PARCEL: 058A 220A 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.

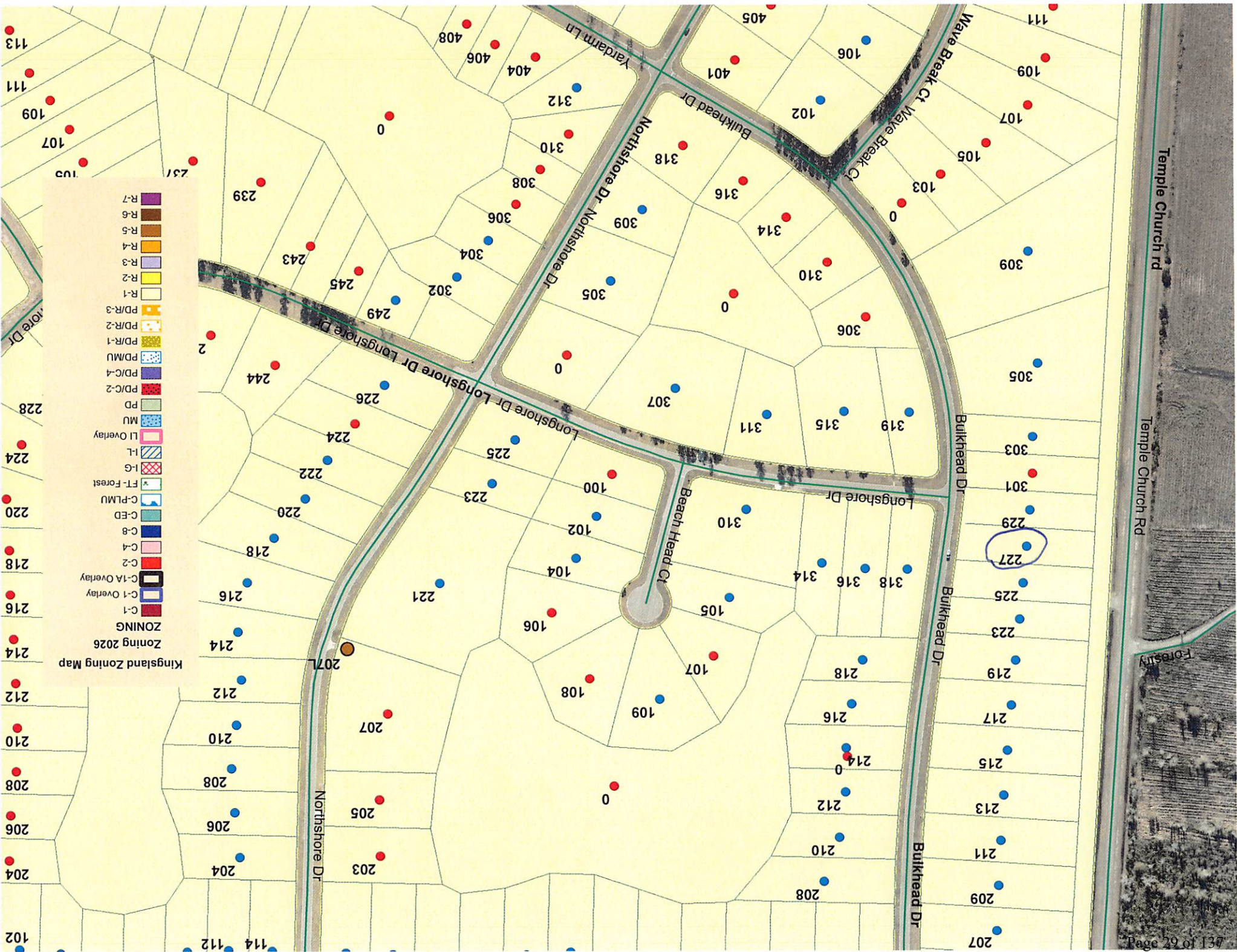
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

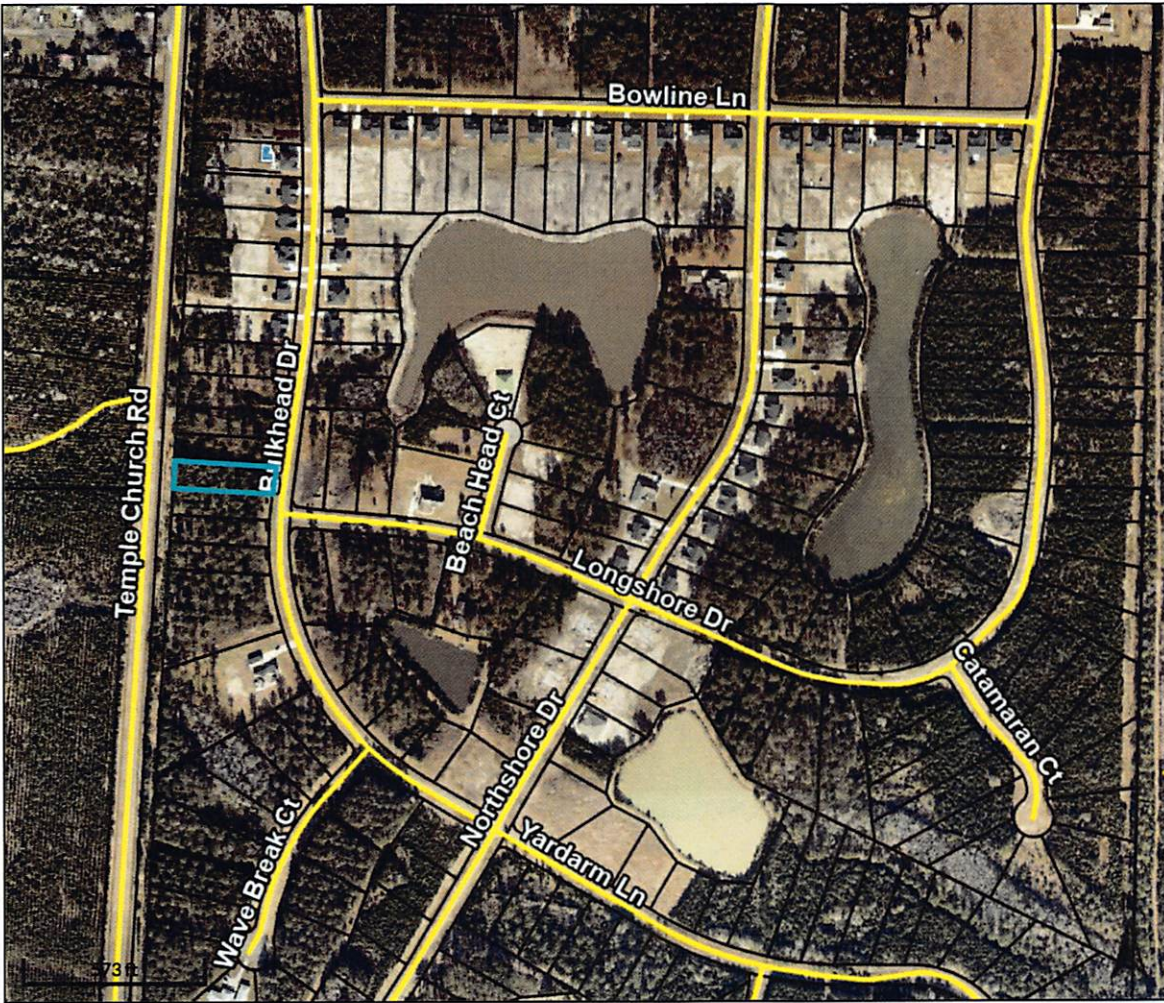
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 100 Business area sq. ft. 2100 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.

Rebecca Williams
SIGNATURE OF APPLICANT

5.15.26
DATE





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 220A	Owner	WILLIAMS NATHAN LEWIS & REBECCA	Last 2 Sales			
Class Code	Residential		MARIE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		227 BULKHEAD DRIVE	10/11/2024	\$371400	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	9/28/2022	\$40000	ML	U
Acres	0.58	Physical Address	227 BULKHEAD DR				
		Assessed Value	Value \$401638				

(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: 5/20/2026
Last Data Uploaded: 5/19/2026 7:35:05 PM

Developed by SCHNEIDER GEOSPATIAL

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND ZONING DESIGNATION

The City of Kingsland Planning Commission will hold a public hearing on the application from Bryant Walker requesting to annex parcel 082C02 008A for the purpose of having access to city sewer services. The parcel is located at 739 MLK JR. Blvd. containing a total of approx. 1.0 acres. The applicant is also requesting a zoning designation of R-1 (Single Family Residential).

Notice is hereby given that a public hearing on the proposed annexation and zoning designation is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission's recommendation at their regular scheduled meeting on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this proposed application may do so in person.

Copies of the proposed annexation and zoning designation application are available at the Community Planning Development offices located at 105 S. Lee St.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Annexation Request and Zoning Designation

Summary:

Bryant Walker has applied for the Annexation of parcel 082C02 008A containing a total of approx. 1.0 acres located at 739 MLK Jr. Blvd. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. The applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area.

Current Zoning: R-2 (Low Density Multi-Family Residential) -County

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



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

June Agenda.

240198

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 082602, Block 008A, Parcel _____, has a street address of 739 Martin Luther King Jr Blvd. Kingsland GA 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 R-2 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 R-1 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: 1.0

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: 3 Future population: 3

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.

04/13/2026 _____
Date Signature (Signed and Printed) of Owner
739 Martin Luther King Jr Blvd Kingsland GA 31548
Address of above Owner

13 Apr 2026 _____
Date Signature (Signed and Printed) of Owner
739 Martin Luther King Jr Blvd. Kingsland, GA 31548
Address of above Owner

CONTINUED ON BACK

Date

Signature (Signed and Printed) of Owner

Address of above Owner

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

Witness

Ashley Gibbs
NOTARY PUBLIC, State of Georgia
My commission expires: 01-03-2027
(NOTARY SEAL)



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

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

Annexing for right to connect to city sewer. Already
connected to water service. Single family modular home should
be zoned R-1 (Single Family Residential) Neighboring properties
in city are zoned R-1

184 26

N

C/L S.C.L. SPUR TO KINGSBAY

S.C.L. RAILROAD

1/2" REBAR SET

DRIVE

N 81° 28' E

495.41'

AREA 1.00 AC

N 12° 29' 17" E

2.44'

452.50'

W 77° 39' 38" W

CALVIN WILLIAMS

5" PIPE PD

0.6 GR

1/2" REBAR SET

185.07'

CANEY BRANCH RD

KINGSLAND

HOWARD WAY ESTATE



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Leonard Elgic Henry

Survey For

RENA BAKER

A portion of the Howard Way Estate, 1606th G.M.D. Camden County, Georgia, Scale: 1" = 100' Sept. 23, 1983

Prepared By

HENRY & ASSOCIATES

Reg. Land Surveyors

Kingsland, Ga. 912-729-5540

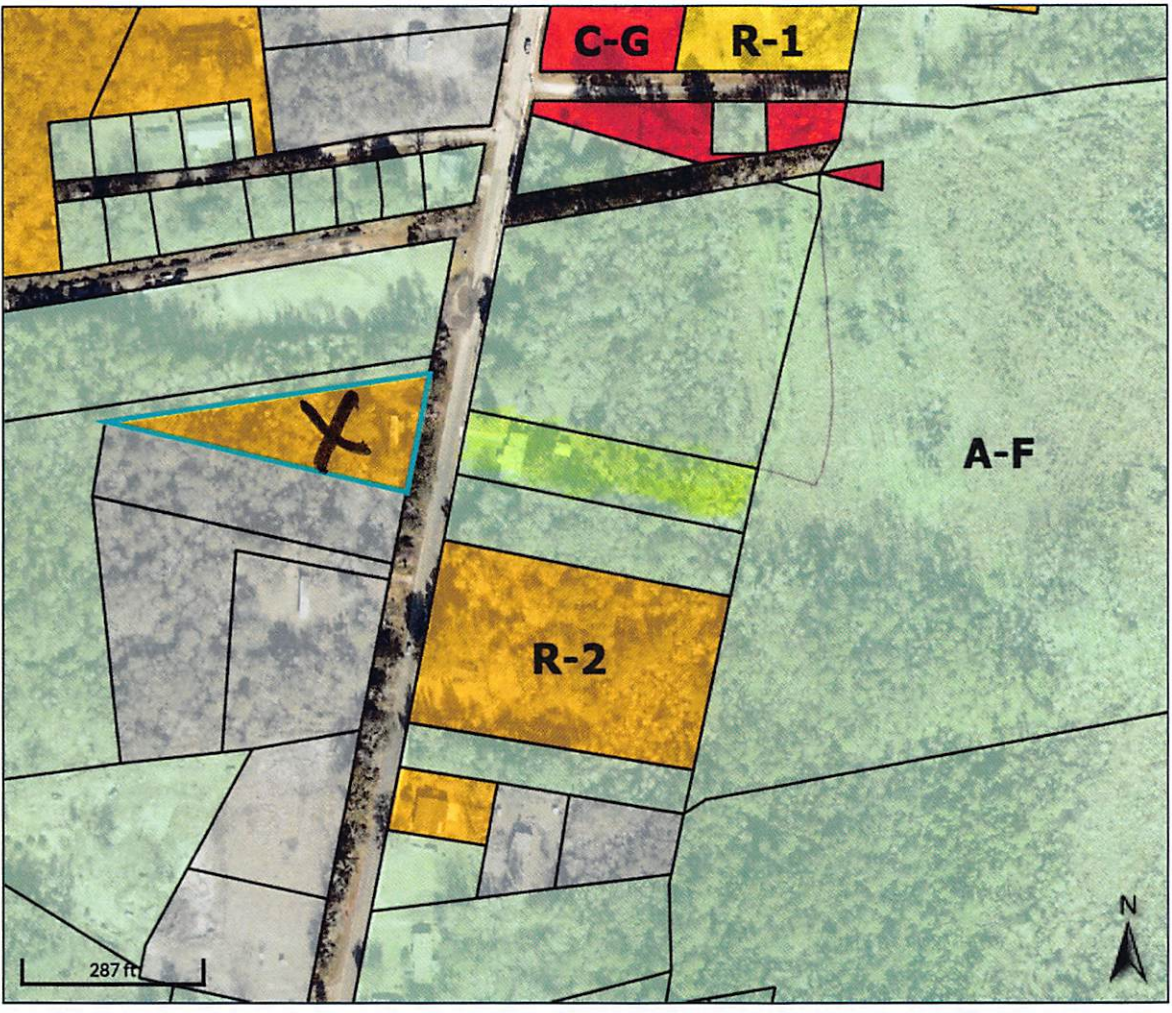
0 150 300

NOV 11 1983

Charles Williams

RECORDED DEPUTY CLERK SUPERIOR COURT, CAMDEN COUNTY, GEORGIA

F-16-16-03-23



Overview



Legend

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



Overview



Legend

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

Parcel ID	082C02 008A	Owner	WALKER BRYANT LEVI & JOHNDRELL SHANIECE WALKER	Last 2 Sales			
Class Code	Agricultural		1601 HIGHWAY 40 EAST SUITE M176 KINGSLAND, GA 31548	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		739 MARTIN LUTHER KING JR BLVD	4/15/2024	\$14000	LM	Q
Acres	1.0	Physical Address	Value \$18000	1/28/2013	0	ES	U

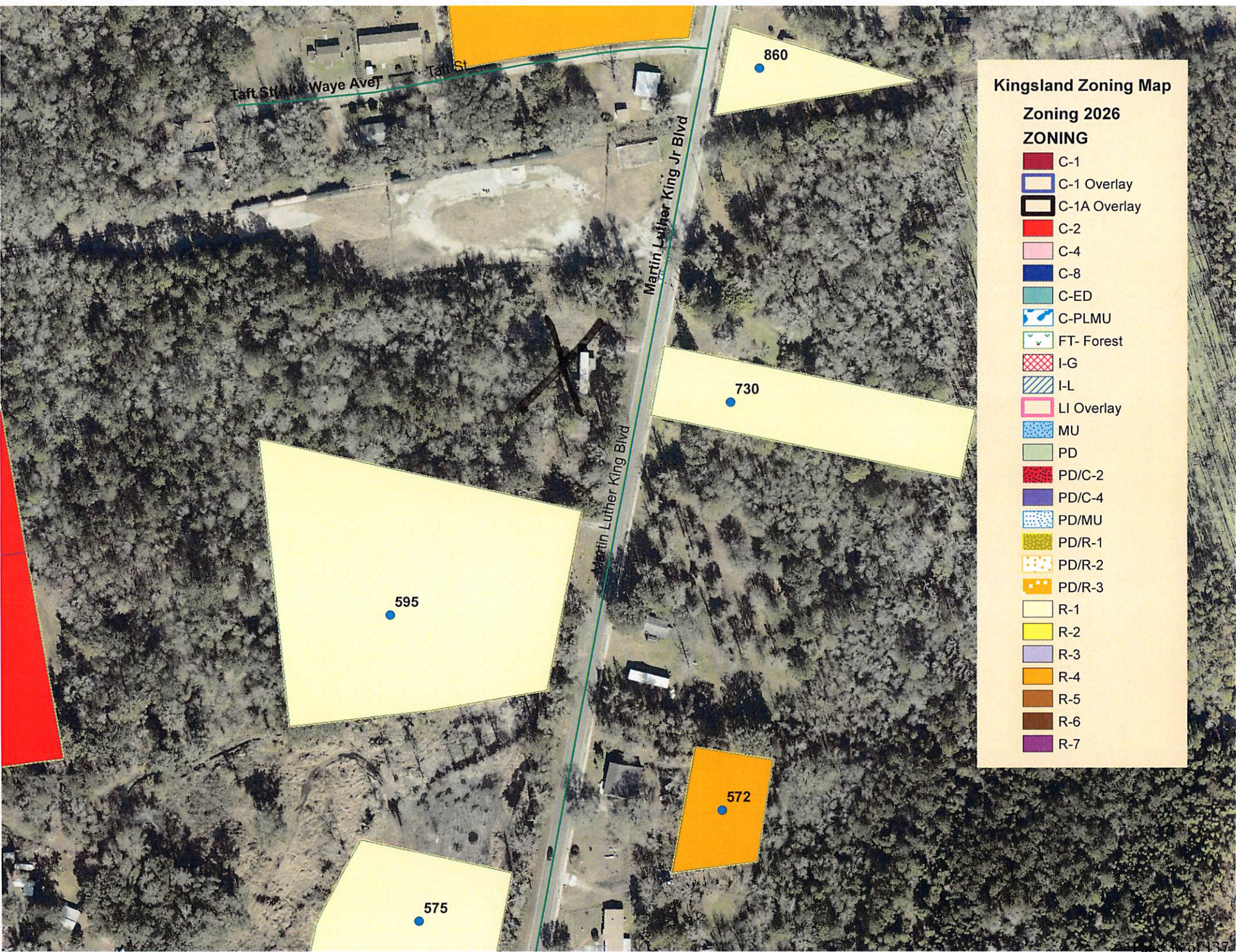
(Note: Not to be used on legal documents)

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Date created: 4/28/2026

Last Data Uploaded: 4/27/2026 7:35:02 PM

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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

ORDINANCE NO. 2026-05

**AN ORDINANCE TO ANNEX A 1.0 ACRE TRACT OF LAND, OWNER
BRYANT WALKER, BY THE CITY OF KINGSLAND**

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

WHEREAS, Bryant Walker owns the tract of land located at 739 Martin Luther King Jr. Blvd., otherwise described as map and parcels 082C02 008A consisting of a total of 1.0 acres to be annexed into the City of Kingsland, which is currently developed with a single family residential structure.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Bryant Walker and that it be zoned R-1 (Single Family Residential).

Adopted and approved this 22nd day of June, 2026.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND ZONING DESIGNATION

The City of Kingsland Planning Commission will hold a public hearing on the application from Bill Gross with Haddock Corner LLC, requesting to annex parcels 108 004 for the purpose of a proposed hotel and a commercial lot. The parcel is located on the south side of Al Gay Drive and on east side of Haddock Rd., containing a total of approx. 5.01 acres. The applicant is also requesting a zoning designation of C-2 (General Commercial).

Notice is hereby given that a public hearing on the proposed annexation and zoning designation is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission's recommendation at their regular scheduled meeting on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this proposed application may do so in person.

Copies of the proposed annexation and zoning designation application are available at the Community Planning and Development offices located at 105 S. Lee St.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Annexation Request and Zoning Designation

Summary:

Bill Gross, with Haddock Corner, LLC has applied for the Annexation of parcel 108 004 containing a total of approx. 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Rd. The purpose of the Annexation is to have access to city water and sewer services. The applicant is also requesting a zoning designation of C-2 (General Commercial) for a proposed Hotel and retail commercial lot.

Current Zoning: R-3 (High Density Multi-Family Residential) -County

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



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

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map ^{D.B 2317} PG 405, Block _____, Parcel 108 004, has a street address of PARCEL # 108 004, 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 R-3 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 C2 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: 224,334 SF or Number of Acres: 5.15 AC

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: 50

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.

4-28-26
Date

W.H. Gross
Signature (Signed and Printed) of Owner

1209 E. King Ave, Kingsland, GA 31548
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

[Handwritten signature]

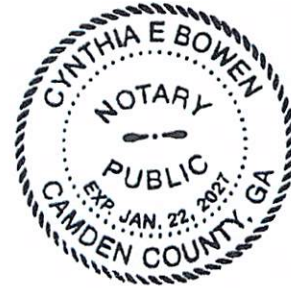
Witness

Cynthia E Bowen

NOTARY PUBLIC, State of Georgia

My commission expires: 1/22/2027

(NOTARY SEAL)



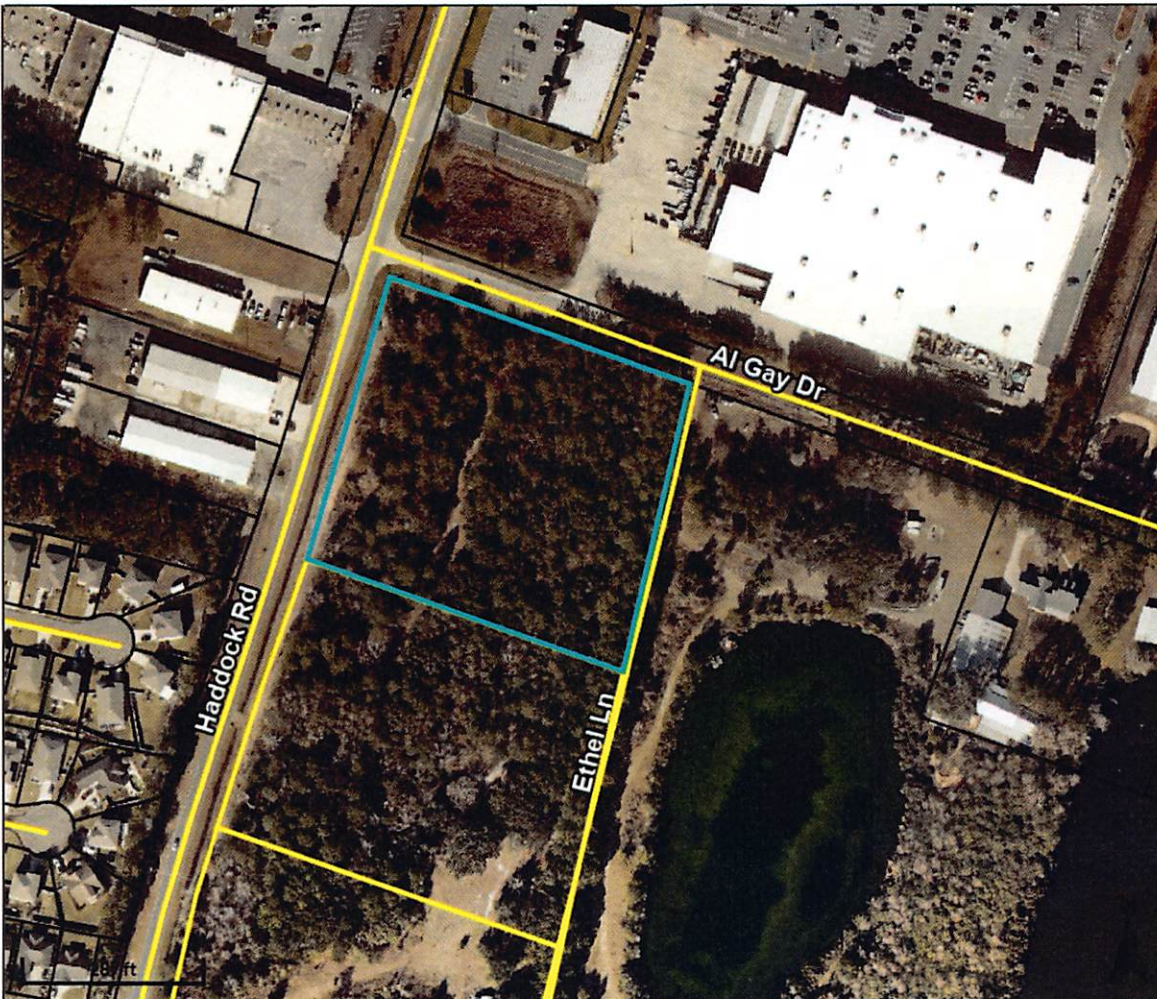
ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. 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:

OWNERSHIP REQUEST TO ANNEX PARCE 108 004 INTO THE CITY OF KINGSLAND IN

TO ALLOW ACCESS FOR WATER AND SEWER. ADDITIONALLY, OWNERSHIP REQUEST

TO MODIFY THE USE FROM HIGH DENSITY RESIDENTIAL (R-3) TO COMMERCIAL C-2



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	108 004	Owner	HADDOCK CORNER LLC	Last 2 Sales			
Class Code	Commercial		1209 EAST KING AVENUE	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		KINGSLAND, GA 31548	8/6/2024	\$423472	ML	U
District	DIST	Physical Address	n/a	3/15/2004	0	FY	U
	42 UNINCORPORATED SERVICE	Assessed Value	Value \$411961				
Acres	5.01						

(Note: Not to be used on legal documents)

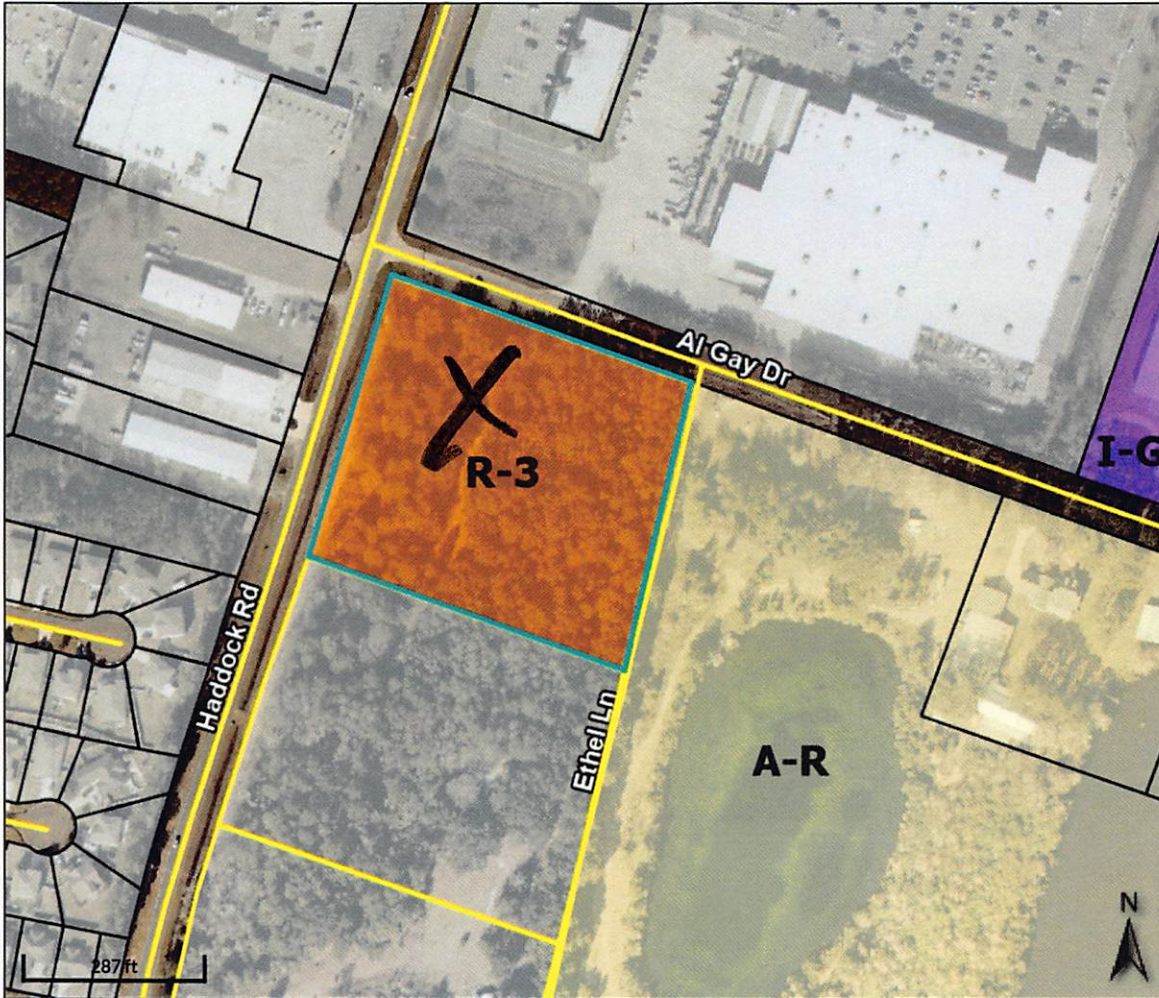
THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 5/7/2026
Last Data Uploaded: 5/6/2026 7:38:24 PM

Developed by SCHNEIDER GEOSPATIAL



Camden County, GA



Overview



Legend

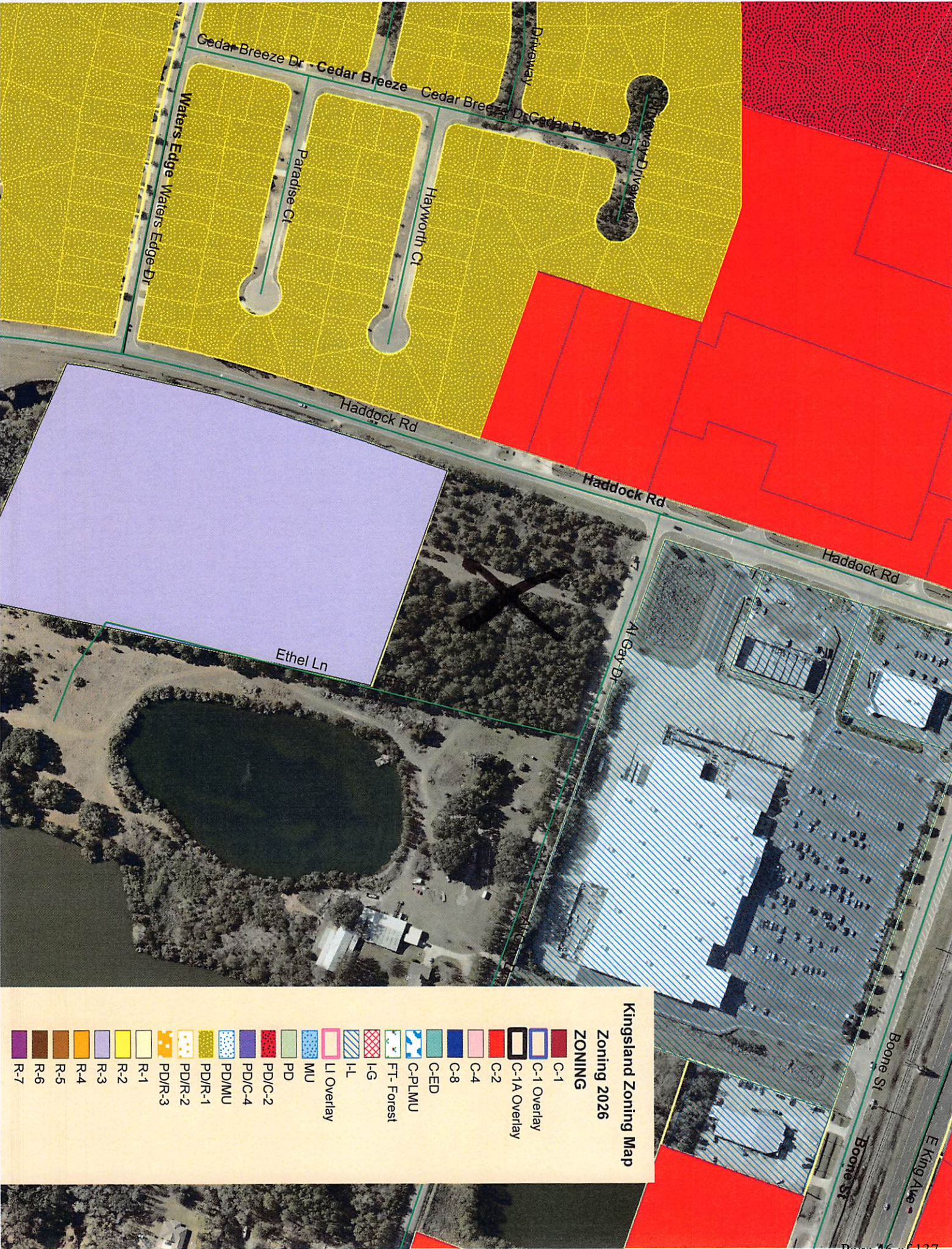
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- Limited Access
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- Minor Road
- Other Road
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- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- RVD
- Unknown
- A-F
- A-R
- C-G
- C-I
- C-N
-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

Parcel ID 108 004
Class Code Commercial
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 5.01

Owner HADDOCK CORNER LLC
 1209 EAST KING AVENUE
 KINGSLAND, GA 31548
Physical Address n/a
Assessed Value Value \$411961

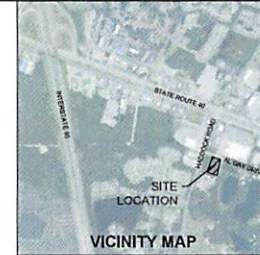
Last 2 Sales			
Date	Net Price	Reason	Qual
8/6/2024	\$423472	ML	U
3/15/2004	0	FY	U

(Note: Not to be used on legal documents)



Kingsland Zoning Map
Zoning 2026
ZONING

[Red Box]	C-1
[Blue Box]	C-1 Overlay
[Black Box]	C-1A Overlay
[Red Box]	C-2
[Pink Box]	C-4
[Blue Box]	C-8
[Teal Box]	C-ED
[Blue Box]	C-PLMU
[Green Box]	FT- Forest
[Red/White Checkered Box]	I-G
[Blue/White Checkered Box]	I-L
[Pink Box]	LI Overlay
[Green Box]	MU
[Blue Box]	PD
[Red Box]	PD/C-2
[Blue Box]	PD/C-4
[Blue Box]	PD/MU
[Blue Box]	PD/R-1
[Yellow Box]	PD/R-2
[Yellow Box]	PD/R-3
[White Box]	R-1
[Yellow Box]	R-2
[Purple Box]	R-3
[Orange Box]	R-4
[Brown Box]	R-5
[Brown Box]	R-6
[Purple Box]	R-7



NOTES

PROPERTY LINES ARE APPROXIMATE. THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.
 THIS SITE CONTAINS NO FLOOD PLAIN PER FEMA FIRM #13030C285G.
 THIS SITE CONTAINS NO WETLANDS PER NATIONAL WETLANDS INVENTORY.

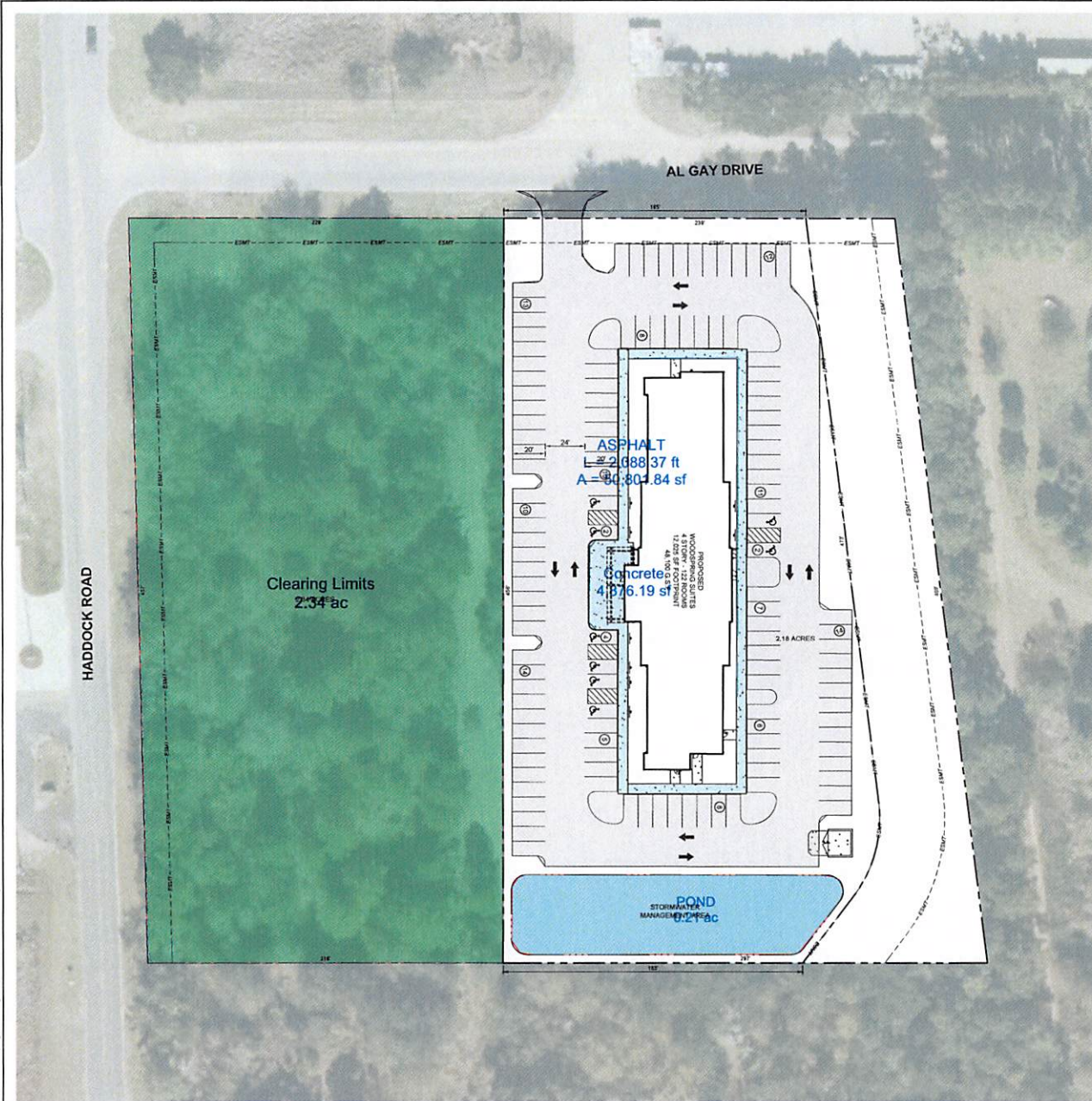
SITE DATA

LOT DATA	
PROPOSED SITE AREA	±2.18 ACRES
CURRENT ZONING	R-3 DESCRIPTION
BUILDING SETBACKS	
FRONT	FT.
SIDE	FT.
REAR	FT.
PARKING SETBACKS	
FRONT	FT.
SIDE	FT.
REAR	FT.
BUILDING DATA	
BUILDING AREA	SQ. FT.
MAXIMUM BUILDING HEIGHT ALLOWED	
BUILDING HEIGHT PROPOSED	
FLOOR AREA REQUIRED	
FLOOR AREA RATIO PROVIDED	
PARKING DATA	
PARKING SPACE REQUIRED DIMENSIONS	9 X 20 FT.
DRIVE AISLE WIDTH REQUIRED	FT.
PARKING SPACES REQUIRED	
PARKING SPACES PROVIDED	126
ACCESSIBLE SPACES REQUIRED	
ACCESSIBLE SPACES PROVIDED	8

Site Development1

Description	Quantity	Unit
ASPHALT	50,801.85	sf
Concrete	4,876.20	sf
POND	0.21	ac

FILL DIRT (Estimated) = 250 loads import
 Curb/Gutter = 1200ft



Layout File Name: Layout1
 Last Edited By: Schaefer, C. 05/20/20 2:29:40 PM
 C:\Users\schaefer\OneDrive\Documents\WoodSpring Suites\WoodSpring Suites\WoodSpring Suites CP.dwg Plotted By: Schaefer, C. 05/20/20 2:31:12 PM

ISSUANCE SCHEDULE
 DATE DESCRIPTION

WOODSPRING SUITES

AL GAY DRIVE
 KINGSLAND, GA

PROJECT NO.
 DATE ISSUED 04/15/20
 DESIGNED BY TR
 DRAWN BY DH
 CHECKED BY TR

SHEET NAME
 CONCEPT PLAN

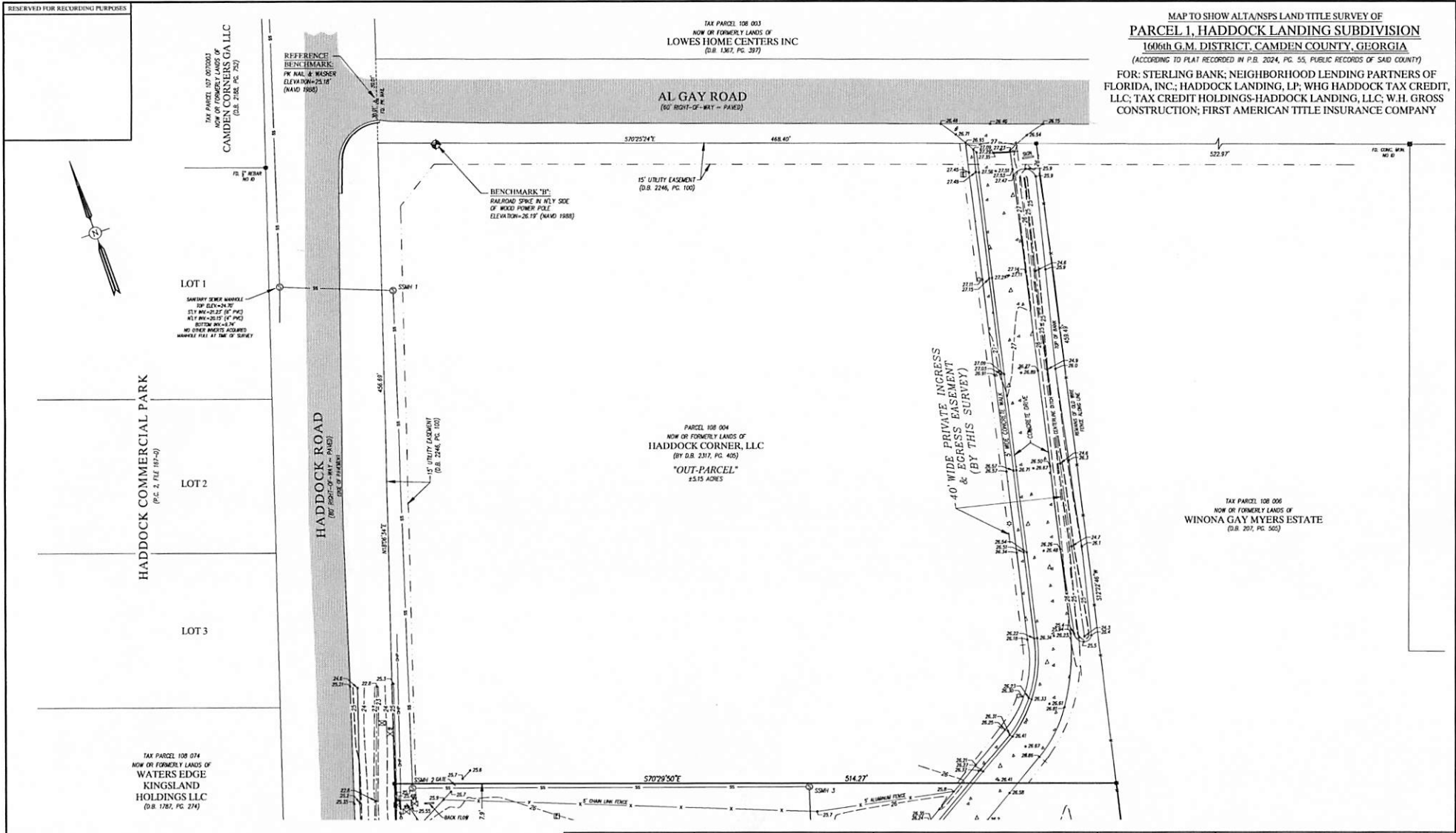
SHEET NO.
 CP



plat

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW ALTA/NSPS LAND TITLE SURVEY OF
PARCEL 1, HADDOCK LANDING SUBDIVISION
 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
 (ACCORDING TO PLAT RECORDED IN P.B. 2024, PG. 55, PUBLIC RECORDS OF SAID COUNTY)
 FOR: STERLING BANK; NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC.; HADDOCK LANDING, LP; WHG HADDOCK TAX CREDIT, L.L.C.; TAX CREDIT HOLDINGS-HADDOCK LANDING, L.L.C.; W.H. GROSS CONSTRUCTION; FIRST AMERICAN TITLE INSURANCE COMPANY



SCALE: 1" = 20'

DWG. # AB-2-2386-12-25

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 94,860 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 494,344 FEET.

EQUIPMENT USED:
 ANGULAR: TOPCON ES
 LINEAR: TOPCON ES

LEGEND:

- = SET 1/2" REBAR
- = SET CONCRETE MONUMENT
- = FOUND CONCRETE MONUMENT
- = FOUND REBAR OR IRON PIPE
- ▲ = FOUND IRON NAIL & WASHER

- PT = POINT OF TANGENCY
- P.C. = PLAT CABINET
- P.B. = PLAT BOOK
- P.D. = PLAT DRAWER
- D.B. = DEED BOOK
- PG. = PAGE
- B.R.L. = BUILDING RESTRICTION LINE

SHEET 3 OF 4
 SEE SHEET 1 FOR GENERAL NOTES, NOTES CONCERNING TITLE COMMITMENT EXCEPTIONS AND GENERAL BOUNDARY INFORMATION
 SEE SHEET 3 FOR ACCESS EASEMENT DETAILS
 SEE SHEET 4 FOR BUILDING DETAILS

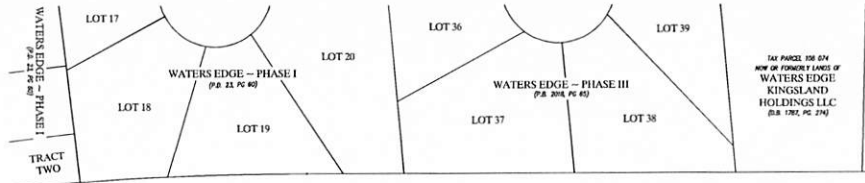
P.O. BOX 5730
 ST. MARYS, GEORGIA 31558
 (912) 729-1507 PHONE
 (912) 729-1509 FAX
 GEORGIA LICENSED SURVEY FIRM No. 1007
 EMAIL: AKM_SURVEYING@GMAIL.COM

PREPARED BY

AKM
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

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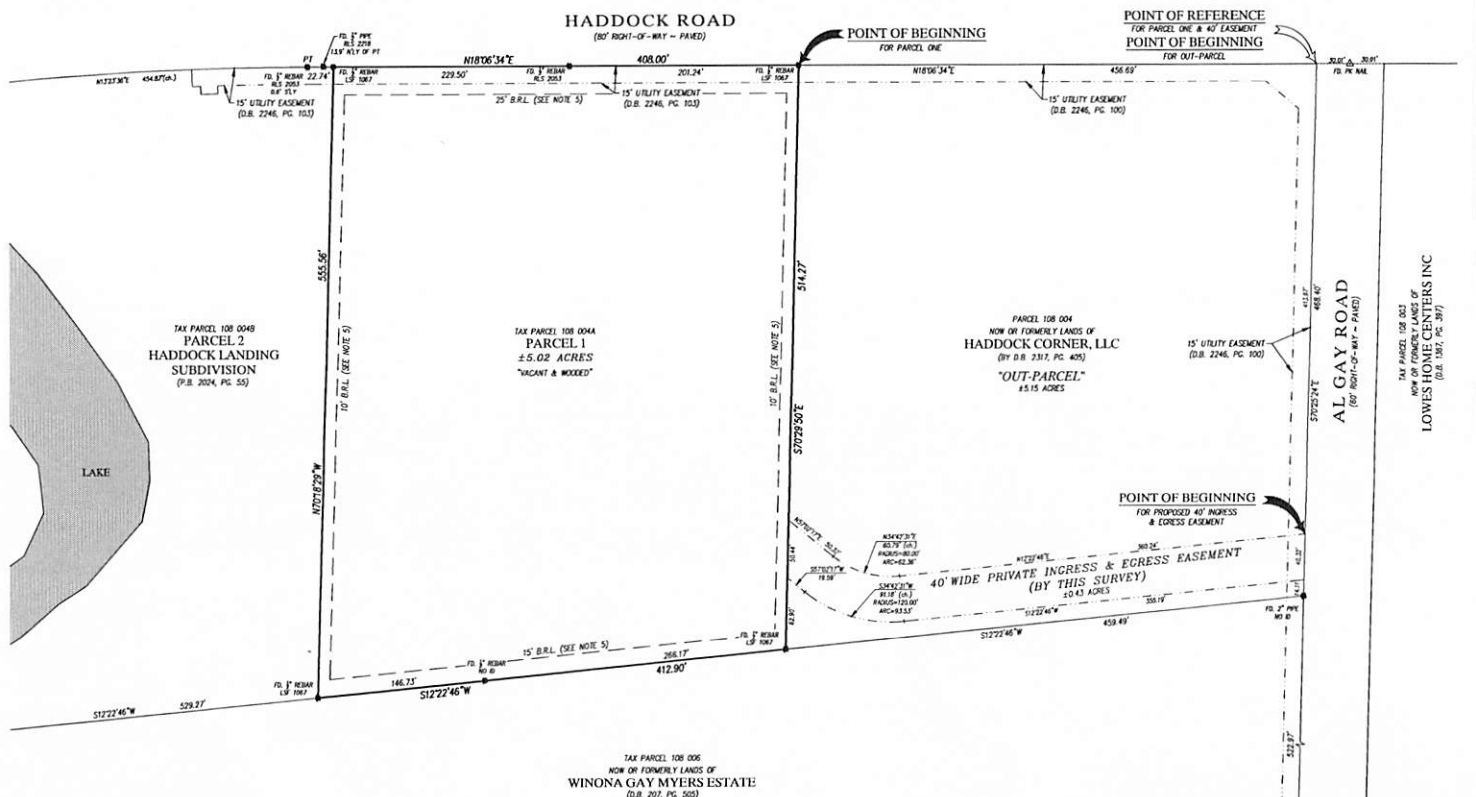
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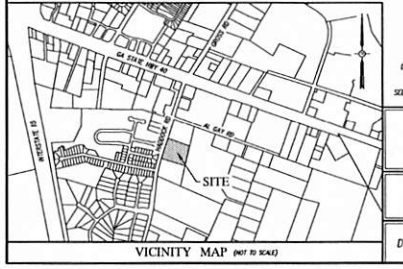
MAP TO SHOW ALTA/NSPS LAND TITLE SURVEY OF
PARCEL 1, HADDOCK LANDING SUBDIVISION
1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(ACCORDING TO PLAT RECORDED IN P.B. 2024, PG. 55, PUBLIC RECORDS OF SAO COUNTY)
FOR: STERLING BANK; NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC.; HADDOCK LANDING, LP; WHG HADDOCK TAX CREDIT, L.L.C.; TAX CREDIT HOLDINGS-HADDOCK LANDING, L.L.C.; W.H. GROSS CONSTRUCTION; FIRST AMERICAN TITLE INSURANCE COMPANY

NOTES CONCERNING FIRST AMERICAN TITLE INSURANCE COMPANY
COMMENT NO. 2-4380(M3)R, SCHEDULE B(1)

- 1. ANY OTHER LENS, ENCUMBRANCE, EGRESS CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OF IS CHAINED, ATTACHED, OR IS OTHERWISE REFERRED TO IN THE COMMENT DATE AND THE DATE ON WHICH ALL OF SUCH MATTER IS FIRST RECORDED ARE SET FORTH TO THE BUYER(S).
- 2. STANDARD EXCEPTIONS:
 - (A) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, SHOW TO WHOM APPLICABLE
 - (B) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, CALL SHOWN (EASEMENTS SHOWN HEREIN)
 - (C) ENCUMBRANCES, UNPAID TAX LIABILITIES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES, EXCEPT CLAIMS FOR UNPAID POWER LINES ENCASED ALONG THE RIGHT-OF-WAY OF HADDOCK ROAD AND IS SHOWN HEREIN
 - (D) ANY LENS, OR RIGHT TO A LENS, FOR SERVICES, LINES, OR MATERIAL, HEREON OR HEREINAFTER PLACED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER)
 - (E) PLATS OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS SURVEY LENS BY THE PUBLIC RECORDS (NOT A SURVEY MATTER)
- 3. SPECIAL EXCEPTIONS:
 - (A) ALL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS (NOT A SURVEY MATTER)
 - (B) INTERNALLY LIMITED
 - (C) INTERNALLY LIMITED
 - (D) RIGHTS OF BENEFITS IN POSSESSION UNDER UNRECORDED LEASES (NOT A SURVEY MATTER)
 - (E) RIGHT-OF-WAY EASEMENT FROM ALLEN E. GAY, JR. TO THE CITY OF MARIETTA, GEORGIA, A GEORGIA MUNICIPAL CORPORATION, DATED DECEMBER 14, 1988, RECORDED DECEMBER 18, 1988 IN DEED BOOK 344, PAGE 177, RECORDS OF CAMDEN COUNTY, GEORGIA. (EASEMENT NOT SHOWN BY THE PUBLIC RECORDS)
 - (F) RIGHT-OF-WAY DEED FROM ALLEN E. GAY, JR. TO CAMDEN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED AUGUST 1, 1988, RECORDED FEBRUARY 19, 1988, RECORDED IN DEED BOOK 352, PAGE 358, RECORDS OF CAMDEN COUNTY, GEORGIA. (EASEMENT NOT SHOWN BY THE PUBLIC RECORDS)
 - (G) RIGHT-OF-WAY DEED FROM ALLEN E. GAY, JR. TO CAMDEN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED AUGUST 1, 1988, RECORDED FEBRUARY 19, 1988, RECORDED IN DEED BOOK 352, PAGE 358, RECORDS OF CAMDEN COUNTY, GEORGIA. (EASEMENT NOT SHOWN BY THE PUBLIC RECORDS)
 - (H) ALL OTHER MATTERS AS DEVELOPED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 2024, PAGE 55, AFORESAID RECORDS (ALL APPLICABLE MATTERS SHOWN HEREIN)
 - (I) DEED TO DEED FROM HADDOCK LANDING, LP, A GEORGIA LIMITED PARTNERSHIP TO STERLING BANK, DATED MARCH 20, 2023, FILED FOR RECORD APRIL 10, 2023 AT 12:14 P.M., RECORDED IN DEED BOOK 2946, PAGE 581, AFORESAID RECORDS (EASEMENT DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREIN)
 - (J) PLAT AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM AL. GAY, JR. TO ALLEN E. GAY, JR., DATED APRIL 28, 1987, RECORDED OCTOBER 13, 1987, RECORDED IN DEED BOOK 306, PAGE 86, AFORESAID RECORDS (EXCEPT PROPERTY IS A PORTION OF THOSE LOTS SHOWN ON SAID PLAT)
 - (K) ALL OTHER MATTERS AS DEVELOPED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 2024, PAGE 55, AFORESAID RECORDS (ALL APPLICABLE MATTERS SHOWN HEREIN)
 - (L) DEED TO DEED FROM HADDOCK LANDING, LP, A GEORGIA LIMITED PARTNERSHIP TO STERLING BANK, DATED MARCH 20, 2023, FILED FOR RECORD APRIL 10, 2023 AT 12:14 P.M., RECORDED IN DEED BOOK 2946, PAGE 581, AFORESAID RECORDS (NOT A SURVEY MATTER)
 - (M) RECALCULATION OF LAND USE RESTRICTIONS FOR LOW-MIDDLE HOUSING TAX CREDITS BY AND BETWEEN HADDOCK LANDING, LP, A GEORGIA LIMITED PARTNERSHIP AND GEORGIA HOUSING AGENCIES, A GEORGIA PUBLIC CORPORATION, DATED MAY 15, 2024, FILED FOR RECORD JANUARY 10, 2025 AT 10:26 A.M., RECORDED IN DEED BOOK 2946, PAGE 406, AFORESAID RECORDS (NOT A SURVEY MATTER)
 - (N) PLAT MATTERS AS DEVELOPED BY THAT CERTAIN PRELIMINARY SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO STERLING BANK, HADDOCK LANDING PARTNERS OF FLORIDA, INC., HADDOCK LANDING, LP, AND HADDOCK TAX CREDIT, L.L.C. (WHG HADDOCK TAX CREDIT), WHG HADDOCK TAX CREDIT, L.L.C., GEORGIA CONSTRUCTION, FIRST AMERICAN TITLE INSURANCE COMPANY, PERFORMED BY AKM SURVEYING, INC., BEARING THE DATE AND CERTIFICATION OF ATTORNEY S. J. GROSS, GEORGIA RECORDING LAW SUPERIOR NO. 2643, DATED JANUARY 12, 2024, BEING DESIGNATED AS ENG. NO. B-2-2386-01-24, AS FOLLOWS: HADDOCK LANDING, LP, A GEORGIA LIMITED PARTNERSHIP TO STERLING BANK, DATED MARCH 20, 2023, FILED FOR RECORD APRIL 10, 2023 AT 12:14 P.M., RECORDED IN DEED BOOK 2946, PAGE 581, AFORESAID RECORDS (NOT A SURVEY MATTER)



- NOTES:**
- 1. BEARINGS SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, AND WERE ESTABLISHED BY GPS METHODOLOGY.
 - 2. SUBJECT PROPERTY IS LOCATED TO BE IN FLOOD HAZARD ZONE "Y" (DUNEDASH) AS PER FIRM MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP NO. 13030303030, COMMUNITY NO. 13032, PARCEL NO. 0303, SHEET "F".
 - 3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, FILE COMMENT NO. 2-4380(M3)R, WITH AN EFFECTIVE DATE OF JANUARY 14, 2025 AT 5:00 P.M.
 - 4. THERE MAY EXIST ADDITIONAL RESTRICTIONS LING OVER THE SUBJECT PROPERTY NOT SHOWN HEREIN THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAO COUNTY.
 - 5. SUBJECT PROPERTY CURRENTLY ZONED R-3 BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS (ACCORDING TO CAMDEN COUNTY ZONING MAP & REGULATIONS) MINIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY: 25 FEET, MINIMUM SIDE YARD SETBACK FROM LOT LINE: 10 FEET, EXCEPT THERE SHALL BE NO SIDE YARD REQUIRED BETWEEN ATTACHED BEHIND LOTS LOCATED ON SEPARATE ADJOINING LOTS, MINIMUM REAR YARD SETBACK: 15 FEET.
 - 6. NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
 - 7. REFERENCE BENCHMARK: PK NAIL & WISHER LOCATED ALONG (L) R/W OF HADDOCK ROAD IN CENTERLINE OF AL GAY ROAD (ELEVATION = 25.18 (NAD 83))
 - 8. EXISTING ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 AND ARE SHOWN THIS: ±1.0
- MAP AMENDED DECEMBER 5, 2025 TO ADD AS-BUILT & UPDATED TOPOGRAPHICAL INFORMATION ALONG WITH ACCESS EASEMENT ACCESSING SUBJECT PROPERTY.
MAP AMENDED FEBRUARY 4, 2025 TO REMOVE PROPOSED 40' ACCESS EASEMENT AND ACCOMPANYING LEGAL DESCRIPTION, NO OTHER CHANGES.
MAP AMENDED JANUARY 21, 2025 TO UPDATE TAX PARCEL NUMBERS FOR PARCELS TWO, HADDOCK LANDING SUBDIVISION & OUT-PARCEL, REMOVE CORNER INFORMATION FOR BOTH PARCELS, ADD LEGAL DESCRIPTIONS FOR OUT-PARCEL & PROPOSED 40' WIDE ACCESS & EGRESS EASEMENT AND UPDATE PER NEW TITLE COMMENT DATED JANUARY 15, 2025, NO OTHER CHANGES.



SHEET 1 OF 4
SEE SHEET 2 FOR PARCEL 1 DETAILS & LEGAL DESCRIPTIONS
SEE SHEET 3 FOR ACCESS EASEMENT DETAILS
SEE SHEET 4 FOR BUILDING DETAILS

OWN BY: M.C. OAK BY: J.S.E.
P.A. 025-3 PG. 1-2
SURVEY DATE: 12-08-2023

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 494,344 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 494,344 FEET.

EQUIPMENT USED: ANGULAR: TOPCON ES
LINEAR: TOPCON ES

LEGEND:

- = SET 1/2" REBAR LSP 1067
- = SET CONCRETE MONUMENT LSP 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- ▲ = FOUND PK NAIL & WISHER IDENTIFICATION AS NOTED

FF = POINT OF TANGENCY
FC = PLAT CABINET
PL = PLAT DRAWER
PD = PLAT DRAWER
DB = DEED BOOK
PG = PAGE
B.R.L. = BUILDING RESTRICTION LINE

F.O. BOX 5730
ST. MARYS GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM NO. 1067
EMAIL: AKM_SURVEY@GMAIL.COM

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

CERTIFICATION: This plat is a representation of an existing parcel or parcels of land and does not constitute or make any changes to any real property boundaries. The recording information of the plat, maps, plans, or other information which created the parcel or parcels are stated herein. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUNDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE 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 15-8-67.

I HEREBY CERTIFY: TO STERLING BANK; NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC.; HADDOCK LANDING, LP; WHG HADDOCK TAX CREDIT, L.L.C.; TAX CREDIT HOLDINGS-HADDOCK LANDING, L.L.C.; WHG GROSS CONSTRUCTION; FIRST AMERICAN TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.1, 1.4.5, 1.11.4 & 19 OF TABLE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

DATE: 01/15/2026
BY: JEFFREY FOSTER, S.S.
AKM SURVEYING, INC.
REGISTERED SURVEYOR NO. 2143

ORDINANCE NO. 2026-06

**AN ORDINANCE TO ANNEX A 5.01 ACRE TRACT OF LAND, OWNER
BILL GROSS, WITH HADDOCK CORNER LLC, BY THE CITY OF KINGSLAND**

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

WHEREAS, Bill Gross, with Haddock Corner LLC owns the tract of land located on the south side of Al Gay Drive and on the east side of Haddock Rd., otherwise described as map and parcel 108 004 consisting of a total of 5.01 acres to be annexed into the City of Kingsland, which is currently undeveloped.

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

Adopted and approved this 22nd day of June, 2026.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Preliminary Plat

Summary: Bill Gross with Scrubby Bluff Holdings, LLC has submitted a preliminary plat application for Scrubby 57 subdivision, consisting of 191 single family lots on approx. 56.76 acres. This subdivision is part of the GA./Fla. Sports Park Master Plan. The PD for the project was approved by City Council on June 9, 2025.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

pre 26-0002

APPLICATION FOR PRELIMINARY 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: William H. Grabs Phone:
Address: P.O. Box 365 Kingsland Ga. 31548
2. Owner, if not same:
Name: Scrubby Bluff Holdings, LLC
Address:
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: Scrubby 57
5. Location of subdivision: Neighborhood: May Creek
Street: Scrubby Bluff Rd.
Parcel Number: 095025 Lot Number: 1
6. Present zoning: PD/R-1
7. Number of proposed lots: 191
8. Area of proposed subdivision: 56.76 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.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

- 1. Date application was filed: 5/8/26
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott Kimball & James
4. Are Preliminary Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 6/15/26
() Approved () Disapproved
Conditions of approval or reasons for disapproval:



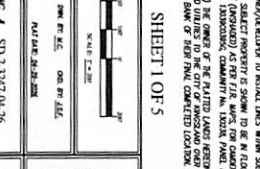
PROPERTY OWNED BY: **PROPERTY OWNED BY:**
 SCRUBBY BLUFF PLANNING, LLC
 KNOXVILLE, GEORGIA 37604
 (615) 729-3544
 (615) 729-3544
 (615) 741-7222

OWNERS CERTIFICATE:
 STATE OF GEORGIA COUNTY OF COCONO
 THE OWNERS OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAMES ARE LISTED HEREON DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE OWNERS HAVE OBTAINED THE NECESSARY CONSENTS OF THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA FOR THE RECORDING OF THIS PLAN AND THE CONVEYANCE OF THE LAND DESCRIBED BY THE PLAN TO THE PARTIES LISTED AND FOR THE PURPOSES SET FORTH HEREIN.

CERTIFICATION OF APPROVAL BY THE COUNCIL:
 THE COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE GEORGIA PLANNING COMMISSION.

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
 THE COMMISSION HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING AND SUBDIVISION ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE GEORGIA PLANNING COMMISSION.

APPROVAL CERTIFICATE:
 THE FOLLOWING CERTIFICATE HAS BEEN APPROVED BY THE CITY OF KINGSLAND, GEORGIA, AND THE COMMISSION FOR RECORDING PURPOSES.



CLOSE REVISION NOTE:
 THIS PLAN IS A REVISION TO THE PLAN FOR THE SCRUBBY BLUFF PLANNING, LLC. THE REVISIONS ARE AS FOLLOWS:
 1. THE LOTS HAVE BEEN RE-DEVELOPED TO ACCOMMODATE THE CHANGES TO THE SUBDIVISION.
 2. THE LOTS HAVE BEEN RE-DEVELOPED TO ACCOMMODATE THE CHANGES TO THE SUBDIVISION.
 3. THE LOTS HAVE BEEN RE-DEVELOPED TO ACCOMMODATE THE CHANGES TO THE SUBDIVISION.

EQUIPMENT USED:
 ANKLE 3000A C
 LUCAS 3000A C

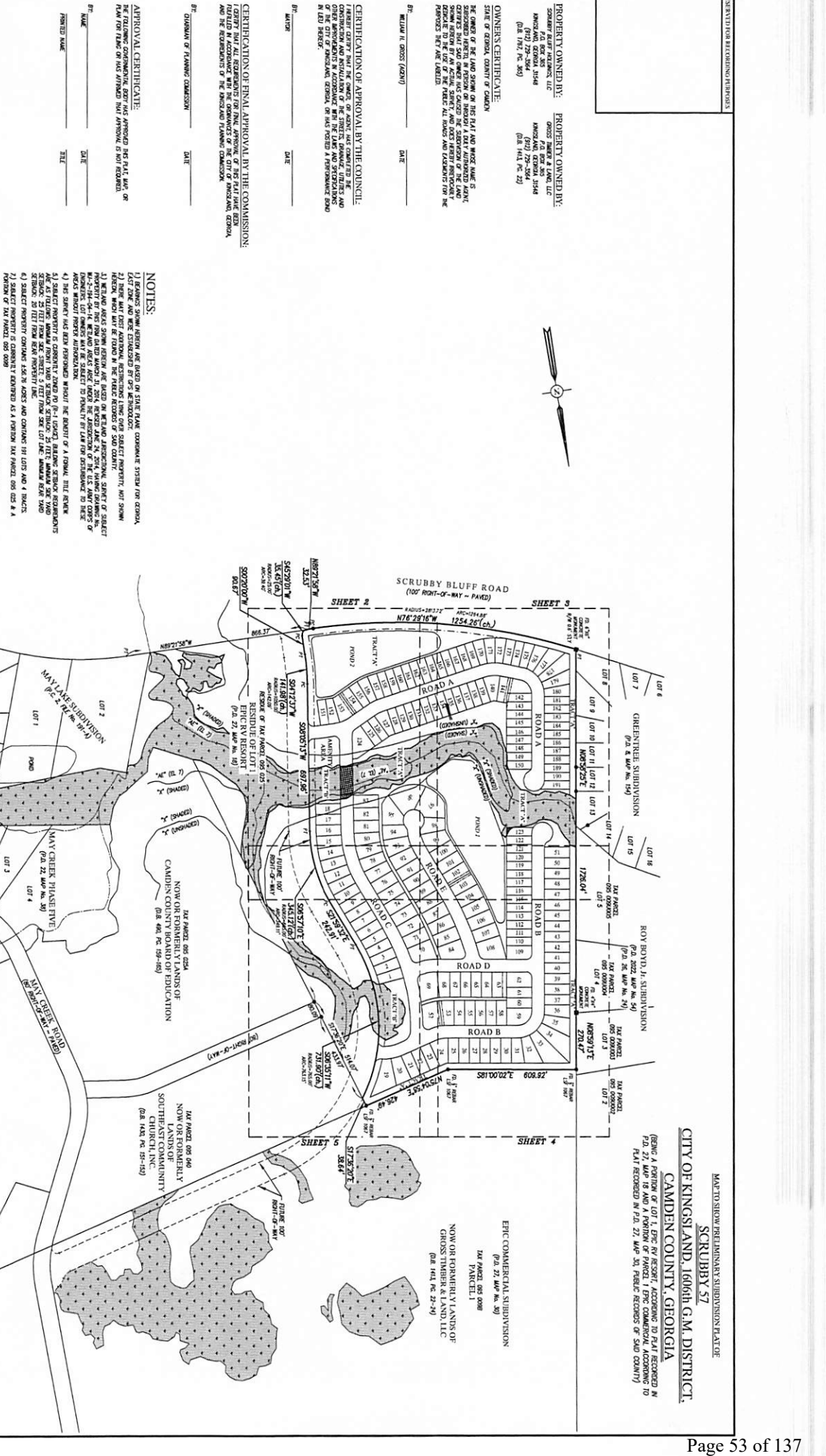
LEGEND:
 - LOT 1
 - LOT 2
 - LOT 3
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 - LOT 11
 - LOT 12
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 - LOT 96
 - LOT 97
 - LOT 98
 - LOT 99
 - LOT 100

ST. MARKS, GEORGIA 31338
 (912) 729-1507 PHONE
 (912) 729-1509 FAX

GEORGIA LICENSED SURVEYOR
 SURVEY FIRM No. 10047
 DATE: 5/1/2016

ISSUED FOR REVIEW 5/1/2016

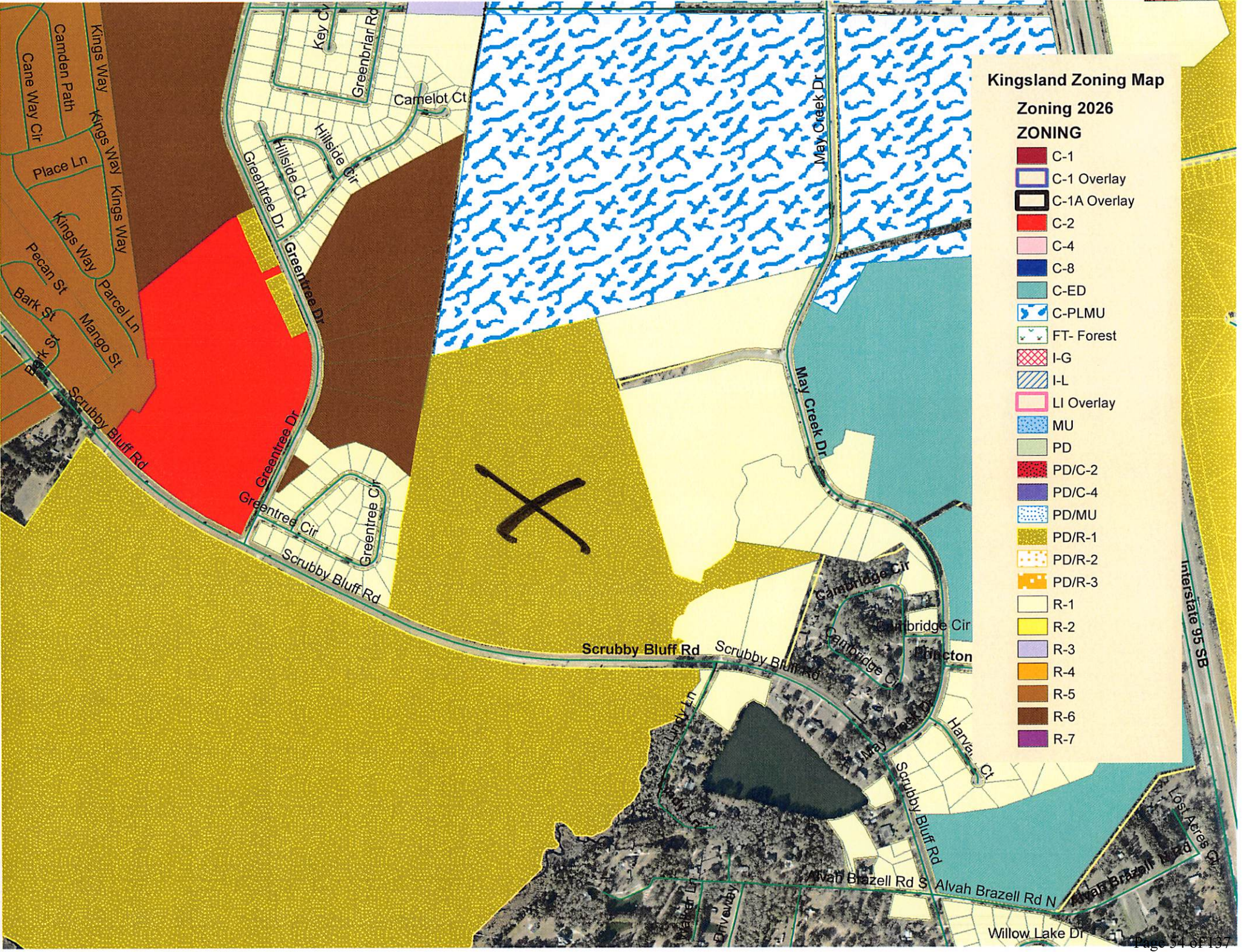
AKM SURVEYING, INC.
 SURVEYORS & LAND PLANNERS



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





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: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Preliminary Plat

Summary: Bill Gross with Camden County 42, LLC has submitted a preliminary plat application for Friendship 42 subdivision, consisting of 124 single family lots on approx. 41.73 acres. The PD for the project was approved by City Council on January 12, 2026.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

PRE- 26-0001

APPLICATION FOR PRELIMINARY 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: William H. Gross Phone:
Address: PO Box 365 Kingsland Ga 31548
2. Owner, if not same:
Name: Camden County 42/LLC
Address:
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: Friendship 42
5. Location of subdivision: Neighborhood: Friendship Church
Street: Sherard Ave & Wibur St
Parcel Number: K19 01 004 Lot Number: 1
6. Present zoning: PD/R-1
7. Number of proposed lots: 124
8. Area of proposed subdivision: 41.73 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.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

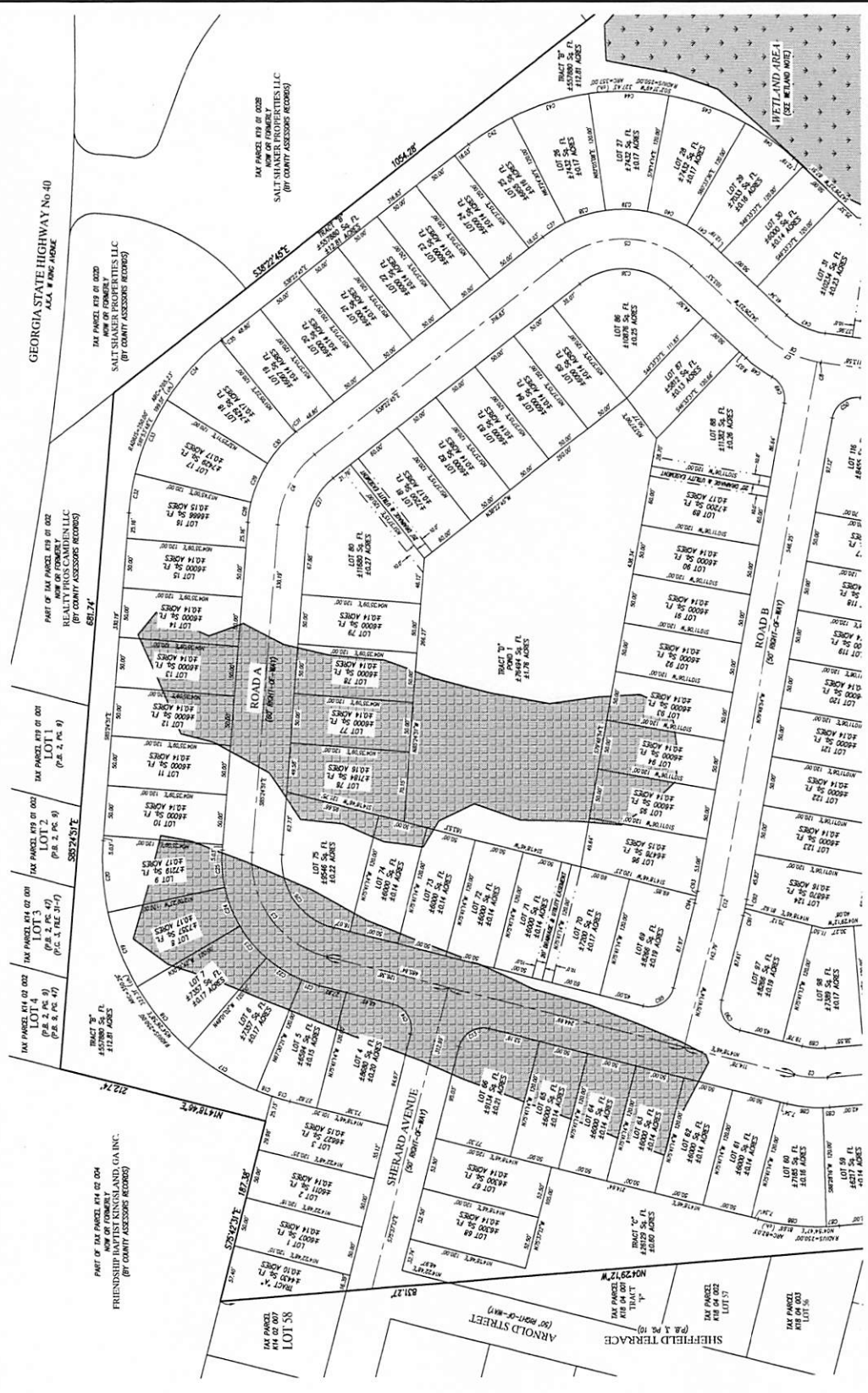
Part C - Planning Official Only

- 1. Date application was filed: 5/8/26
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott Kimball
4. Are Preliminary Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 6/15/26
() Approved () Disapproved
Conditions of approval or reasons for disapproval:

FRIENDSHIP 42
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
 (ACCORDING TO DEED RECORDED IN D.B. 2179, P.C. 269, PUBLIC RECORDS OF SAID COUNTY)

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF

GEORGIA STATE HIGHWAY No. 40
 1606th G.M. DISTRICT

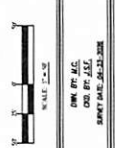


Curve Table

CHORD / LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
02	100.00	180.00	165.00	165.00	90.000000
03	141.42	252.00	229.13	229.13	60.000000
04	173.21	324.00	298.14	298.14	45.000000
05	200.00	405.00	360.00	360.00	36.870053
06	223.61	486.00	416.12	416.12	30.000000
07	244.15	567.00	467.12	467.12	24.472513
08	261.31	648.00	513.56	513.56	19.735613
09	275.57	729.00	555.98	555.98	15.551717
10	287.38	810.00	593.87	593.87	11.749995
11	297.19	891.00	627.72	627.72	8.294029
12	305.47	972.00	657.12	657.12	5.047085
13	312.61	1053.00	682.67	682.67	2.000000
14	318.11	1134.00	705.00	705.00	-1.000000
15	322.48	1215.00	723.72	723.72	-3.000000
16	326.11	1296.00	738.56	738.56	-5.000000
17	329.31	1377.00	750.00	750.00	-7.000000
18	332.11	1458.00	758.72	758.72	-9.000000
19	334.61	1539.00	764.56	764.56	-11.000000
20	336.81	1620.00	768.00	768.00	-13.000000
21	338.71	1701.00	769.00	769.00	-15.000000
22	340.31	1782.00	767.56	767.56	-17.000000
23	341.61	1863.00	763.72	763.72	-19.000000
24	342.61	1944.00	757.56	757.56	-21.000000
25	343.31	2025.00	749.00	749.00	-23.000000
26	343.71	2106.00	738.00	738.00	-25.000000
27	343.81	2187.00	724.56	724.56	-27.000000
28	343.61	2268.00	708.72	708.72	-29.000000
29	343.11	2349.00	690.56	690.56	-31.000000
30	342.31	2430.00	670.00	670.00	-33.000000
31	341.11	2511.00	648.00	648.00	-35.000000
32	339.51	2592.00	624.56	624.56	-37.000000
33	337.51	2673.00	599.72	599.72	-39.000000
34	335.11	2754.00	573.56	573.56	-41.000000
35	332.31	2835.00	546.00	546.00	-43.000000
36	329.11	2916.00	517.12	517.12	-45.000000
37	325.51	2997.00	487.00	487.00	-47.000000
38	321.51	3078.00	455.72	455.72	-49.000000
39	317.11	3159.00	423.28	423.28	-51.000000
40	312.31	3240.00	389.72	389.72	-53.000000
41	307.11	3321.00	355.04	355.04	-55.000000
42	301.51	3402.00	319.28	319.28	-57.000000
43	295.51	3483.00	282.56	282.56	-59.000000
44	289.11	3564.00	245.00	245.00	-61.000000
45	282.31	3645.00	206.72	206.72	-63.000000
46	275.11	3726.00	167.84	167.84	-65.000000
47	267.51	3807.00	128.32	128.32	-67.000000
48	259.51	3888.00	88.16	88.16	-69.000000
49	251.11	3969.00	47.36	47.36	-71.000000
50	242.31	4050.00	6.00	6.00	-73.000000

LINE TABLE

LINE #	DIRECTION	LENGTH
01	N 00° 00' 00" W	10.00
02	N 00° 00' 00" W	10.00
03	N 00° 00' 00" W	10.00
04	N 00° 00' 00" W	10.00
05	N 00° 00' 00" W	10.00
06	N 00° 00' 00" W	10.00
07	N 00° 00' 00" W	10.00
08	N 00° 00' 00" W	10.00
09	N 00° 00' 00" W	10.00
10	N 00° 00' 00" W	10.00



CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS BEEN CHECKED AND FOUND TO BE CORRECT AND ACCURATE. THE COMPASS IS CALIBRATED AND THE DISTANCE MEASUREMENTS ARE ACCURATE. THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,175 FEET.

LEGEND:
 O = CENTER OF CURVE
 L = LOT NUMBER
 □ = SET POINT CONCRETE MONUMENT (IF ANY)
 ■ = CORNER CONCRETE MONUMENT
 ● = POINT OF BEGINNING OF CURVE
 ▲ = POINT OF TANGENCY
 ○ = POINT OF BEGINNING OF CURVE
 ○ = POINT OF TANGENCY
 ○ = BELONG RESTRICTION LINE

PG. = PLAT CORNER
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 P.C. = PAGE
 P.A. = PLAT AREA
 P.T. = POINT OF TANGENCY
 P.C. = POINT OF BEGINNING OF CURVE
 P.T. = BELONG RESTRICTION LINE



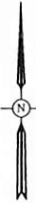
AKM
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

P.O. BOX 570
 ST. MARTIN'S, GEORGIA 31555
 (912) 725-1507 PHONE
 (912) 725-1509 FAX
 GEORGIA LICENSED SURVEY FIRM NO. 1067
 EMAIL: AKM_SURVEYING@GMAIL.COM

DWG. / SD-23241-04-26

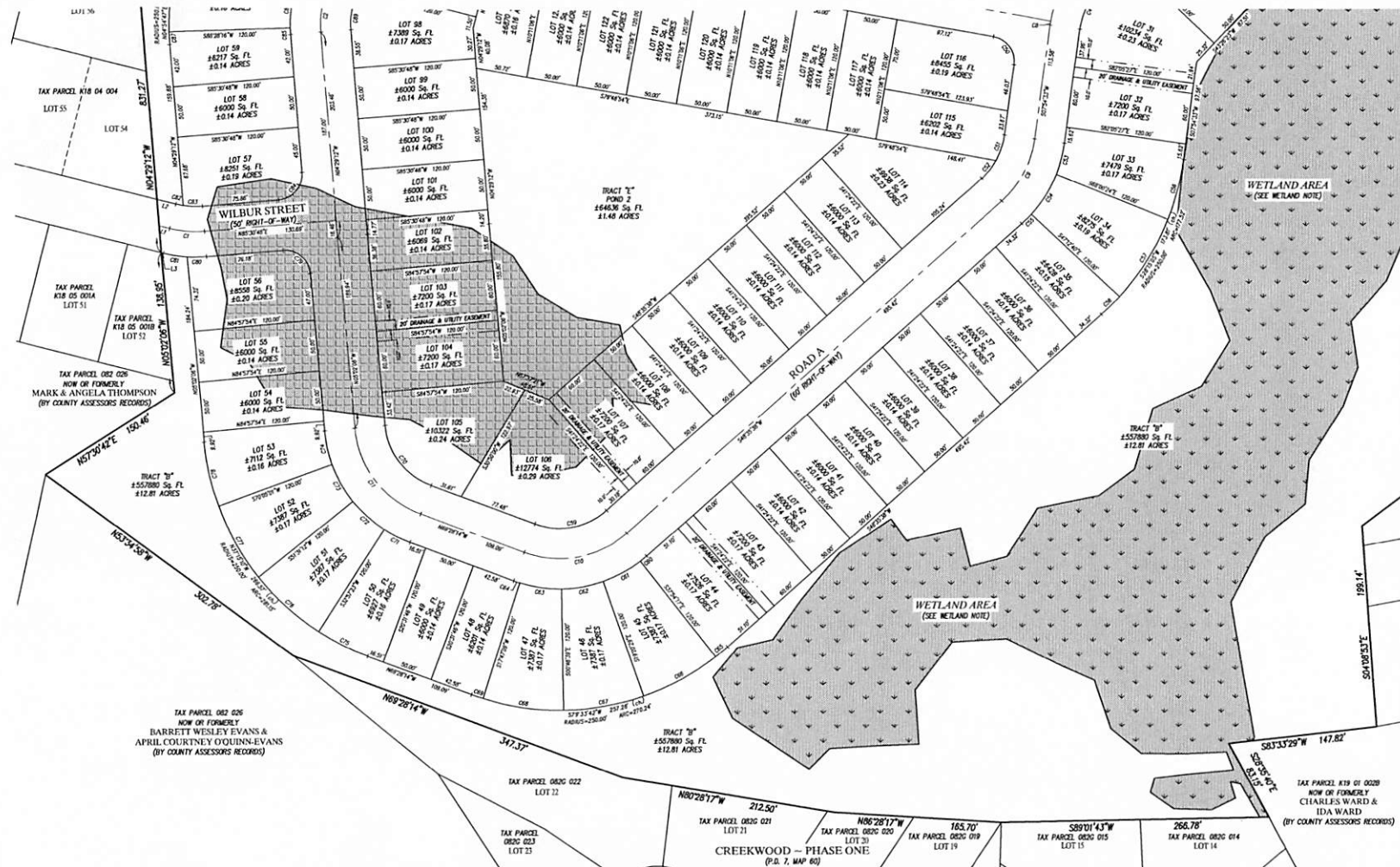
SHEET 2 OF 3

RESERVED FOR RECORDING PURPOSES



MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
FRIENDSHIP 42
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
 (ACCORDING TO DEED RECORDED IN D.B. 2178, PG. 269, PUBLIC RECORDS OF SAID COUNTY)

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	34.87	100.00	182°50'	17.45	34.47	S85°51'12"E
C2	32.84	100.00	187°47'58"	16.55	32.64	N04°54'47"E
C3	3.67	100.00	278°34'	1.99	3.67	S39°25'50"W
C4	71.07	100.00	40°41'05"	37.08	68.57	S28°15'50"W
C5	108.97	100.00	87°36'08"	60.01	102.87	S78°35'42"W
C6	112.46	100.00	64°28'08"	63.02	106.63	N37°51'0"W
C7	38.28	25.00	87°47'28"	24.63	34.85	S35°57'0"E
C8	26.81	70.00	27°36'51"	13.57	26.81	S18°52'30"W
C9	22.88	70.00	18°44'13"	11.55	22.79	S37°13'0"W
C10	31.86	130.00	14°09'53"	16.06	31.86	N14°53'04"E
C11	47.18	130.00	20°47'44"	23.85	46.83	N32°23'28"E
C12	13.17	130.00	5°48'18"	6.58	13.17	N45°41'29"E
C13	61.45	250.00	14°05'53"	30.88	61.30	S45°57'04"W
C14	80.74	250.00	20°47'44"	45.87	80.24	S32°32'30"W
C15	25.31	250.00	5°48'18"	12.68	25.31	S45°41'29"W
C16	75.67	70.00	87°36'08"	42.04	72.04	S78°35'42"W
C17	7.84	130.00	37°05'18"	3.87	7.84	S52°20'40"E
C18	42.12	130.00	18°33'48"	21.25	41.84	N87°22'37"E
C19	42.12	130.00	18°33'48"	21.25	41.84	N78°56'36"E
C20	42.12	130.00	18°33'48"	21.25	41.84	S82°29'45"E
C21	8.22	130.00	27°42'36"	3.97	8.22	S78°50'30"E
C22	15.28	250.00	37°05'18"	7.84	15.27	S50°29'40"W
C23	81.00	250.00	18°33'48"	40.86	80.64	S87°22'37"W
C24	81.00	250.00	18°33'48"	40.86	80.65	S78°56'36"W
C25	81.00	250.00	18°33'48"	40.86	80.65	N82°29'45"E
C26	11.87	250.00	27°42'36"	5.89	11.87	N78°50'32"W
C27	78.72	70.00	64°28'08"	44.11	74.64	N37°51'0"W
C28	28.20	130.00	12°25'38"	14.15	28.14	S63°15'25"E
C29	42.12	130.00	18°33'48"	21.25	41.84	S47°45'42"E
C30	42.12	130.00	18°33'48"	21.25	41.84	S28°15'50"E
C31	33.78	130.00	14°52'53"	16.86	33.67	S12°28'32"E
C32	54.22	250.00	12°25'38"	27.22	54.17	N63°15'25"W
C33	81.00	250.00	18°33'48"	40.86	80.65	N47°45'42"W
C34	81.00	250.00	18°33'48"	40.86	80.65	N28°15'50"W
C35	64.83	250.00	14°52'53"	32.85	64.75	N12°28'32"E
C36	38.83	35.00	89°27'08"	24.76	35.91	S48°45'34"E
C37	18.14	130.00	8°29'12"	8.50	18.12	N88°43'52"E
C38	23.86	130.00	10°25'45"	11.86	23.63	S80°50'00"E
C39	7.02	80.00	51°03'	3.57	7.02	N78°08'01"W
C40	18.32	80.00	17°50'22"	9.71	18.28	N87°34'01"W
C41	38.27	25.00	90°00'00"	25.00	35.36	S40°37'48"W
C42	6.71	130.00	25°28'	3.36	6.71	S87°00'28"E
C43	35.84	130.00	15°50'30"	18.09	35.83	S06°23'31"W
C44	12.81	250.00	25°28'	6.45	12.80	N33°00'28"W
C45	68.12	250.00	15°50'30"	34.78	68.80	N06°23'31"E
C46	22.87	70.00	18°47'58"	11.58	22.86	N04°54'47"E



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°27'12"W	10.76
L2	N75°27'12"W	18.30
L3	N75°27'12"W	2.22

SHEET 3 OF 3

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 43,575 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE AND HAS BEEN ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 43,575 FEET.

EQUIPMENT USED: ANGLAR: SOKKIA CX
 LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- ▲ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CURVE
 P.L. = PLAT BOOK
 P.D. = PLAT DRAWER
 D.B. = DEED BOOK
 P.C. = PAGE
 (C.A.) = CHORD
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVE
 B.L.R. = BUILDING RESTRICTION LINE

P.O. BOX 5730
 ST. MARYS, GEORGIA 31558
 (912) 729-1507 PHONE
 (912) 729-1509 FAX

GEORGIA LICENSED SURVEY FIRM No. 1067
 EMAIL: AKM_SURVEYING@GMAIL.COM

PREPARED BY:

A K M SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

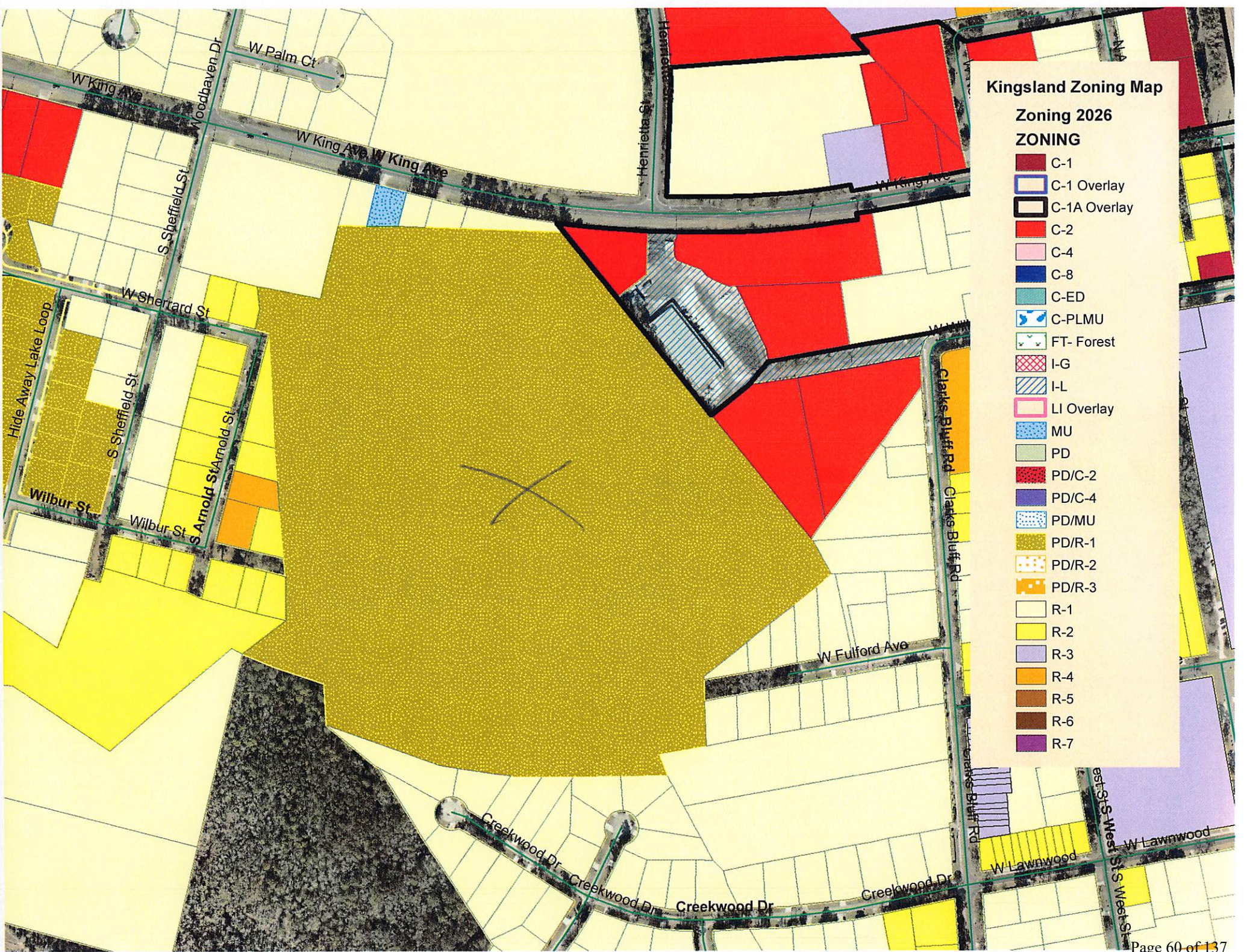
Small text at the bottom left corner, likely a disclaimer or copyright notice.

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



CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR EXPANSION OF D.D.A. BOUNDARIES

The City of Kingsland Planning Commission will hold a public hearing on the application from the Kingsland Downtown Development Authority requesting to expand the C-1A Business Corridor District westward on West King Ave. from Seaboard St. to Henrietta St.

Notice is hereby given that the public hearing on the proposed DDA boundary expansion is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held at the City Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Development and Planning Offices located at 105 S. Lee St.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: K.D.D.A. Boundary Expansion

Summary:

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on W. King Ave from Seaboard Street to Henrietta Street. This will not affect the underlying zoning of any parcels within the expanded boundary lines. A zoning map and list of the parcels included in the proposed expansion area is included with this report.

Current Zoning: Multiple parcels within the expansion area include Residential, Commercial, and Industrial zonings.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

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

MAY 4, 2026

RE: CORRECTION OF MEETING DATE IN PREVIOUS LETTER YOU RECEIVED.

Dear Property Owner,

The City of Kingsland Downtown Development Authority (DDA) has requested that the city expand the DDA boundaries, to be included in the C-1A Business Corridor District, westward on W. King Ave. to Henrietta Street. The included parcels are within the black line area as depicted on the attached map. This adjustment would incorporate additional parcels into the DDA district and better align the boundary with current and anticipated development patterns in that area.

Expanding the DDA boundaries offers several strategic advantages. Most notably, it would make the newly included parcels eligible for a wider range of funding opportunities, including DDA-specific grants and other State and local economic development resources. This can enhance our ability to support redevelopment, incentivize private investment, and address infrastructure or aesthetic improvements within the expanded area.

To clarify, this boundary expansion would not alter the underlying zoning of any of the affected parcels. However, it would designate them as part of the DDA- C-1A district, which could restrict some allowed uses. The expansion would also allow property owners and the City to leverage available programs and funding tools without impacting existing land use entitlements.

A Public Hearing has been scheduled for the Planning Commission on **Monday, June 15, 2026** at 6:00pm in the City Council Chambers located at 107 S. Lee St. This will be a time for any property owner within the proposed expansion to express any comments, concerns, or ask any questions you may have. If you are unable to attend the meeting, you may also send me a letter to P.O. Box 250 Kingsland , Ga. 31548 or an email to skimball@kingslandgeorgia.com expressing your comments or concern.

Kindest Regards,

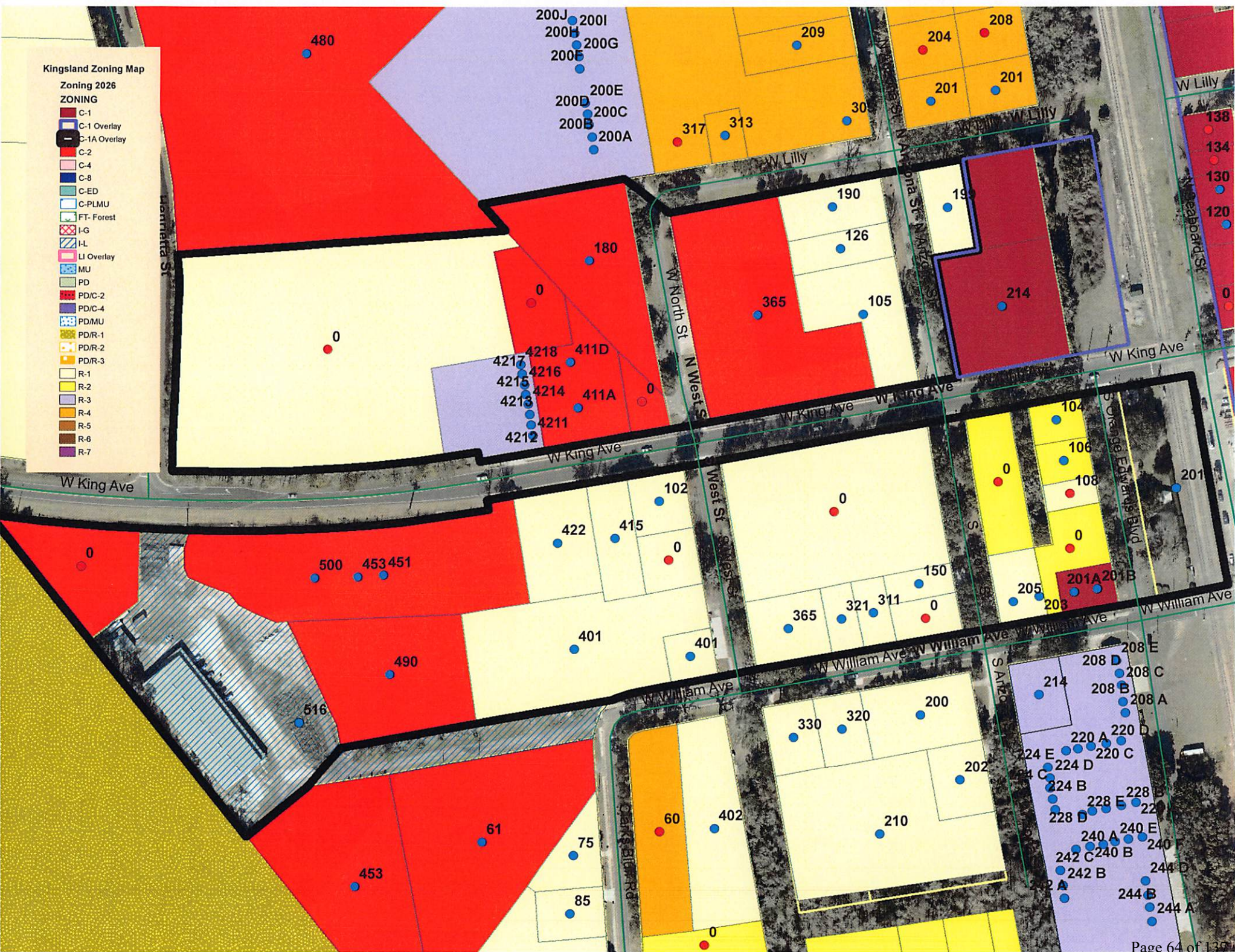
Scott L. Kimball
Planning & Zoning Director

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



ParcelId	OwnerName
K20 01 008	MCKENDREE MIKE
K20 03 003	WINGATE J C EST, C/O WAYNE C WINGATE
K20 03 004	BURCH EVERETT & NANCY
K15 01 003	HOLLEY CAPITAL LLC
K19 01 002A	ANCHOR STORAGE SOLUTIONS LLC
[REDACTED]	[REDACTED]
K15 01 001	WESTWOOD 7 LLC
K19 01 002E	ANCHOR STORAGE SOLUTIONS LLC
K20 01 009A	MANER ROBERT ARTHUR & LAUREN
K20 03 001	PATEL HARDIK B
K20 02 001	SHEFFIELD NANCY S LIVING TRUST, BEVERLY J CLEVELAND AS TRUSTEE
082 004	SHEFFIELD WILLIAM A & GLORIA P TRUST
K19 01 002B	SALT SHAKER PROPERTIES LLC
K20 03 002	CARDONA LORI & JULIAN F
K20 01 010	BURNS JAMES A KEYSTONE, INHERITANCE TRUST
K20 03 005	BERGERON ROLAND
K15 01 002	HOLLEY CAPITAL LLC
K20 01 007	MCKENDREE J M & GERALDINE
K20 02 005	CRUMMEY KERRY M,
K15 08 004A	HULETT MICHAEL E & TAMMIE A,
K20 02 004	CRUMMEY KERRY M,
K20 01 009	MANER ROBERT ARTHUR & LAUREN
[REDACTED]	[REDACTED]
K20 02 006	CRUMMEY KERRY M,
K20 02 003	CRUMMEY KERRY M,
K20 01 011	GASKINS FRANK & JOANN
K15 01 004B	HOLLEY CAPITAL LLC
K15 01 002A	HOLLEY CAPITAL LLC
K15 08 003	HULETT MIKE & TAMMIE,
K15 08 001A	ABUNDANT HARVEST BAPTIST CHURCH INC
K15 08 005	ALLEN KASANDRA,
K15 08 004	HULETT MICHAEL E & TAMMIE
K15 09 002A	TESTON SEAN A & HALEY L
K20 02 002	LEE ANNA NICOLE & KATIE BYRD INEZ STUBBS
K20 03 001A	JADON LLC

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A VARIANCE REQUESTS

The City of Kingsland Planning Commission will hold a public hearing on the application from Kenneth B. Smith for three variance requests to the Kingsland Zoning and Land Development Ordinance, Article VIII, Sec. 82.1.2 – Accessory and Temporary Buildings. 1) The applicant is requesting a 2.5-foot variance from the required 5-foot side yard setback. 2) A 2-foot variance from the 5-foot rear yard setback requirement. 3) A 7-foot variance from the 10-foot distance requirement from the main residential structure.

Notice is hereby given that a public hearing on the variance request is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the City Council will vote on the Planning Commission recommendation at their regularly scheduled meeting on Monday, June 22, 2026 at 6:00pm. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this variance requests may do so in person.

Copies of the Variance Application and Staff Report are available at the Community Planning offices located at 105 S. Lee St.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Variance

Background:

The property is located in a PD/R-1 zoning district neighborhood. Accessory structures must be located in the rear yard or side yard behind the plain of the front door. The Applicant is proposing to build a 14' X 36' building in the side yard of the property and **is asking for 3 variances**. I met with the applicant and explained that Variances are granted because of a hardship that existed and not created by the applicant and that I would be recommending denial. The applicant chose to proceed with the variance request.

In my opinion the applicant is creating the hardship by the choice of the size building and the location where he is choosing to place the building. With the building height being 10', reducing the side setbacks by 2.5' and the rear yard setback by 2.5', this could degrade the aesthetics of the property and the adjacent neighbors parcels as well, while possibly setting a precedent for this subdivision. Also, reducing the required 10' set back requirement from the primary structure to 3' would also create a Fire Code Violation. It would be more feasible for the applicant to place the building in the rear yard.

Summary:

Kenneth B. Smith is requesting 3 Variances to KLADO, Article VIII, Sec.82.1.2- Accessory and Temporary Buildings

- 1) A 2.5-foot reduction of the required 5' side yard setback.
- 2) A 2.5-foot reduction to the required 5' rear yard setback.
- 3) A 7-foot reduction to the required 10' distance from the primary structure on the parcel.



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

Current Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends Denial of the Variance requests

Scott L. Kimball
Planning Director

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement -that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once your have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Article V+VII of Appendix A of the Kingsland Land Development Ordinance.

2. Your Name Kenneth B. Smith
Phone [REDACTED]
Address 211 Woodbridge Rd.
Kingsland, GA 31548

3. Location of Property:
Street Woodbridge Rd.
Parcel No. 0821-022 Lot No. 211

4. This land is zoned: ^{PD} R-1 () R-2 () R-3 () R-4 () MH PD () C-1 () C-2
() C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

- Reduction of Right side clearance to property line from 10 ft. to 3 ft.
- Reduction of distance between Right side wall of main house and left side wall of out building from 10'-3'

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Please see attached document

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

Please see attached document

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

Please see attached document

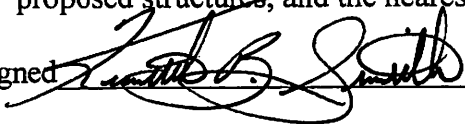
D. This is the minimum variance which would relieve my hardship.

Please see attached document

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed



Date

04/14/26

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 5/5/26
2. List of attachments: Simple map () Final plat () None
 Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: 5/6/26
Date hearing advertised: 5/28/26
Date hearing held: 6/15/26
4. Planning Commission () Approved () Denied: Conditions of approval or reasons for denial

5. City Council () Approved () Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: 6/23/26

Variance Application:
Kingsland, GA

This request seeks a variance from the 10-foot side yard setback for accessory structures in the R-1 District (Appendix A, Article VII) and from the 10-foot minimum separation between an accessory structure and the principal building (Appendix A, Article V – Accessory Uses and Structures).

Project: Detached Accessory Building
Address: 211 Woodbridge Road, Kingsland, GA 31548
Subdivision: The Meadows
Parcel: 0821 022
Zoning: R-1 Single-Family Residential
Relief requested:

- Reduce required **10 ft side yard setback** for an accessory structure to **2.5 ft**
- Reduce required **10 ft separation** between the accessory structure and the principal dwelling to **3 ft**

Narrative

The applicant proposes to construct a **14' wide × 36' long × 10' high** detached accessory building on the right side of the existing single-family residence at 211 Woodbridge Road. The structure will be used for storage and workspace associated with normal residential use, including tools, equipment, and household items that cannot be reasonably accommodated within the existing garage.

The proposed building will be located **2.5 feet from the right side property line, 3 feet from the right side wall of the main house and 3 feet from the rear property line.** The 36-foot dimension runs front-to-back, and the front wall of the proposed building remains **entirely behind the front wall of the house**, so it does not extend into the front yard. The building is fully within the rear/side yard area and subordinate in height and scale to the principal dwelling.

Due to the placement of the existing house and garage on the lot, the depth of the rear yard, and the configuration of usable yard area, there is no practical way to locate a functional 14' × 36' accessory building while meeting both the **10-foot side setback** and the **10-foot separation from the house**. The requested variance will allow reasonable residential use of the property consistent with the character of the neighborhood, while

maintaining the building behind the front of the main house line and avoiding encroachment into the front yard.

Site plan diagram (See drawing attached. Drawing is not to exact scale)

Assuming “top” is rear yard and “bottom” is street/front yard:

Proposed building is on the **right side** of the house.

- **2.5 ft** between proposed building and right side property line.
- **2.5 ft** between proposed building and rear property line.
- **3 ft** between proposed building and main house.
- Front of proposed building is **behind** the front wall of the house.
- The front ~10 ft of the building projects into the **side yard area**, but not into the front yard.

Hardship and justification:

Hardship related to the property The existing house and attached garage were constructed in a way that leaves a relatively narrow and irregular buildable area in the rear and side yard on the right side of the lot. The combination of the house footprint, garage location, and yard depth does not allow a reasonably sized accessory building to be placed in the rear yard while maintaining both a 10-foot side setback and a 10-foot separation from the dwelling. This constraint is inherent to the lot’s configuration and the original placement of the structures, not a matter of personal preference.

Not self-created The applicant did not design or place the original house and garage; these were constructed as part of the subdivision. The lot dimensions and building placement pre-date this request and effectively limit where an accessory structure can be located. The need for a variance arises from these existing conditions rather than any action by the current owner.

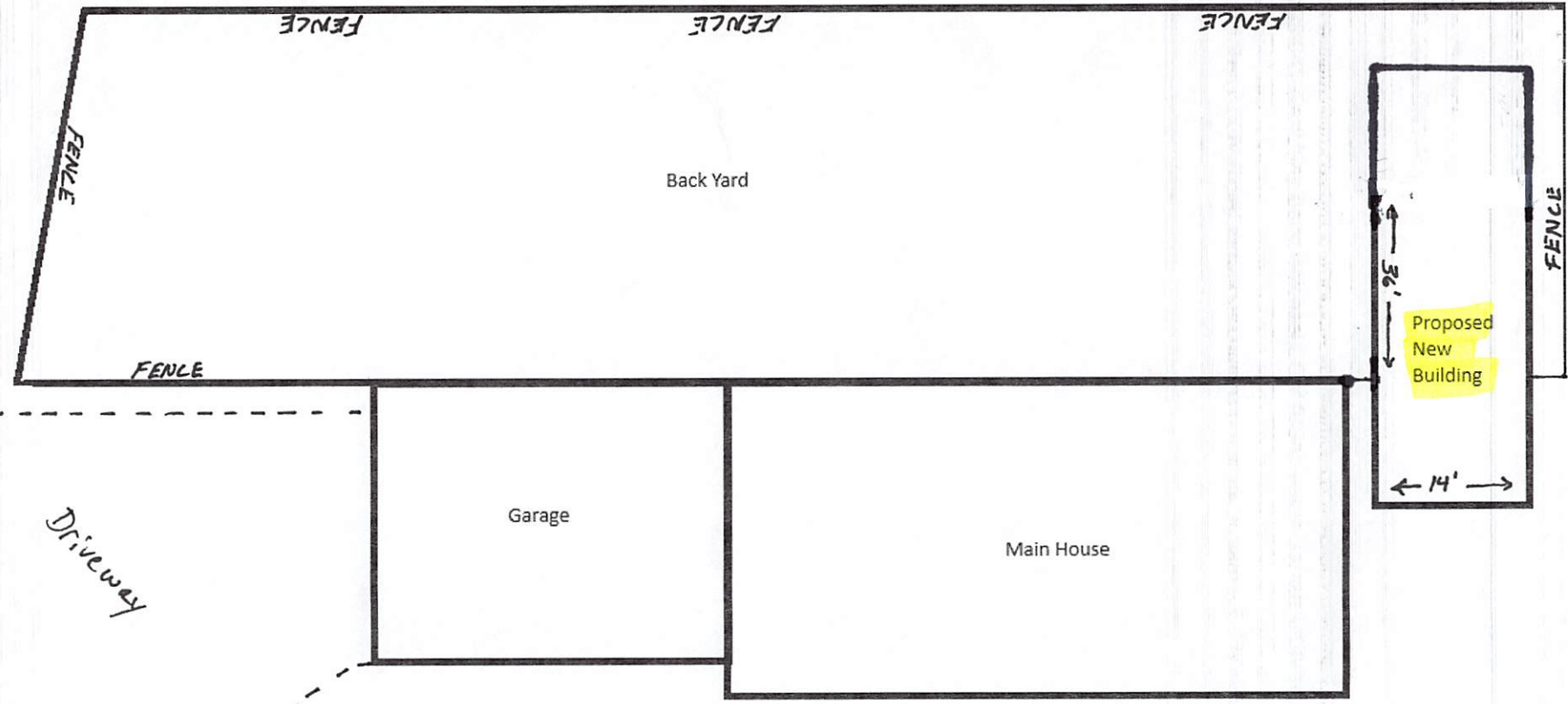
Minimum variance necessary The proposed location on the right side of the house is the only area where a 14' × 36' building can function as intended while remaining behind the front building line and outside the front yard. The requested **2.5/3-foot setbacks** from the house and side/rear property line represent the minimum relief necessary to allow a usable structure. Reducing the building size would not eliminate the need for a variance because the controlling factor is the fixed distance between the house and the side property line, not just the building’s length.

No harm to public safety or neighboring properties The building will be limited to **10 feet in height**, constructed with appropriate materials, and kept behind the front wall of the house, preserving the streetscape. It will not encroach onto neighboring property, will not obstruct drainage or utilities, and will not impede emergency access. The use is typical of residential accessory structures in similar neighborhoods. Granting this variance will not be detrimental to adjacent properties or the public interest and will allow the property to be used in a manner consistent with its residential zoning.

Respectfully,

 04/14/26
Kenneth B. Smith (Property Owner)

ELM Court



Driveway

Garage

Main House

Back Yard

Proposed New Building

36'

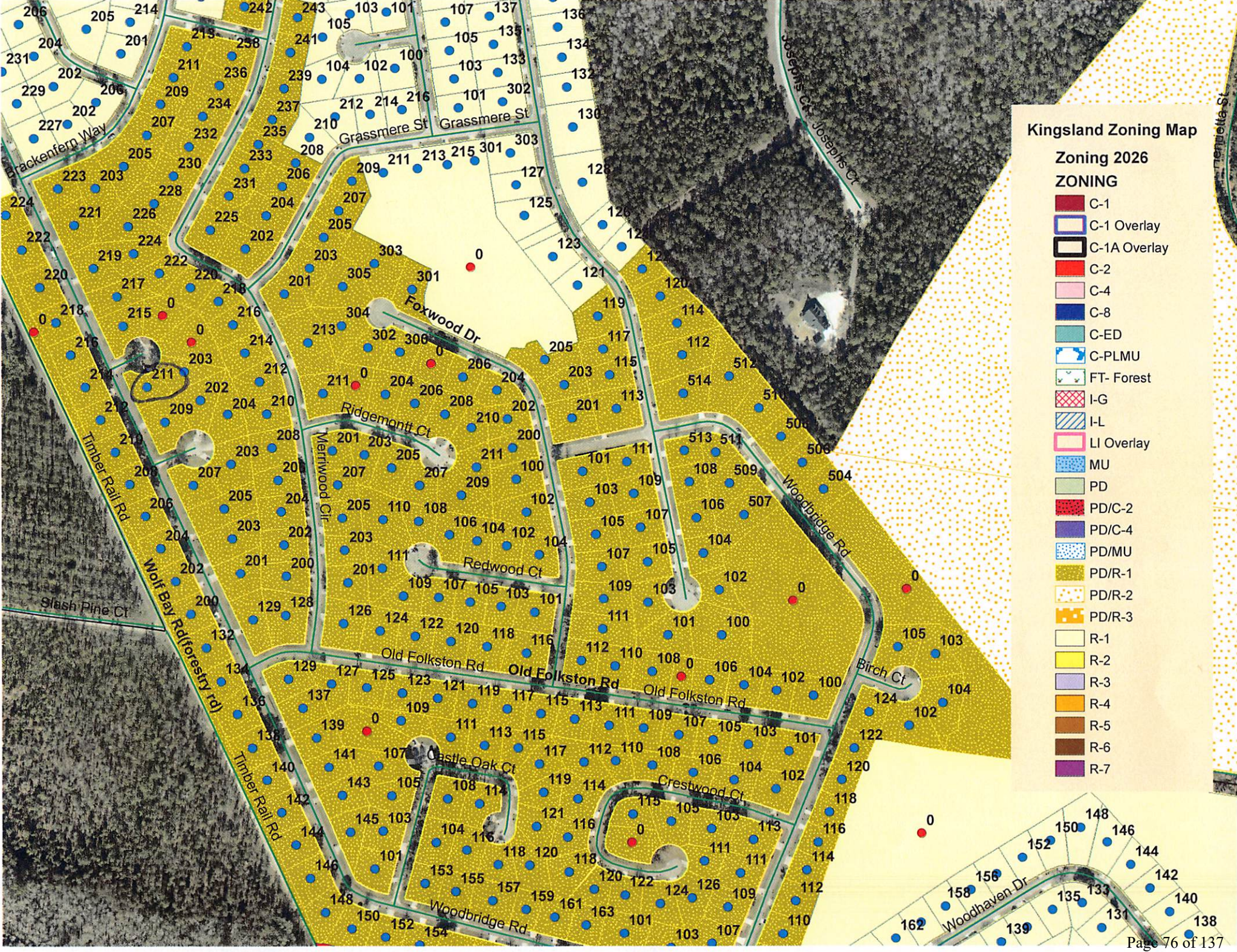
14'

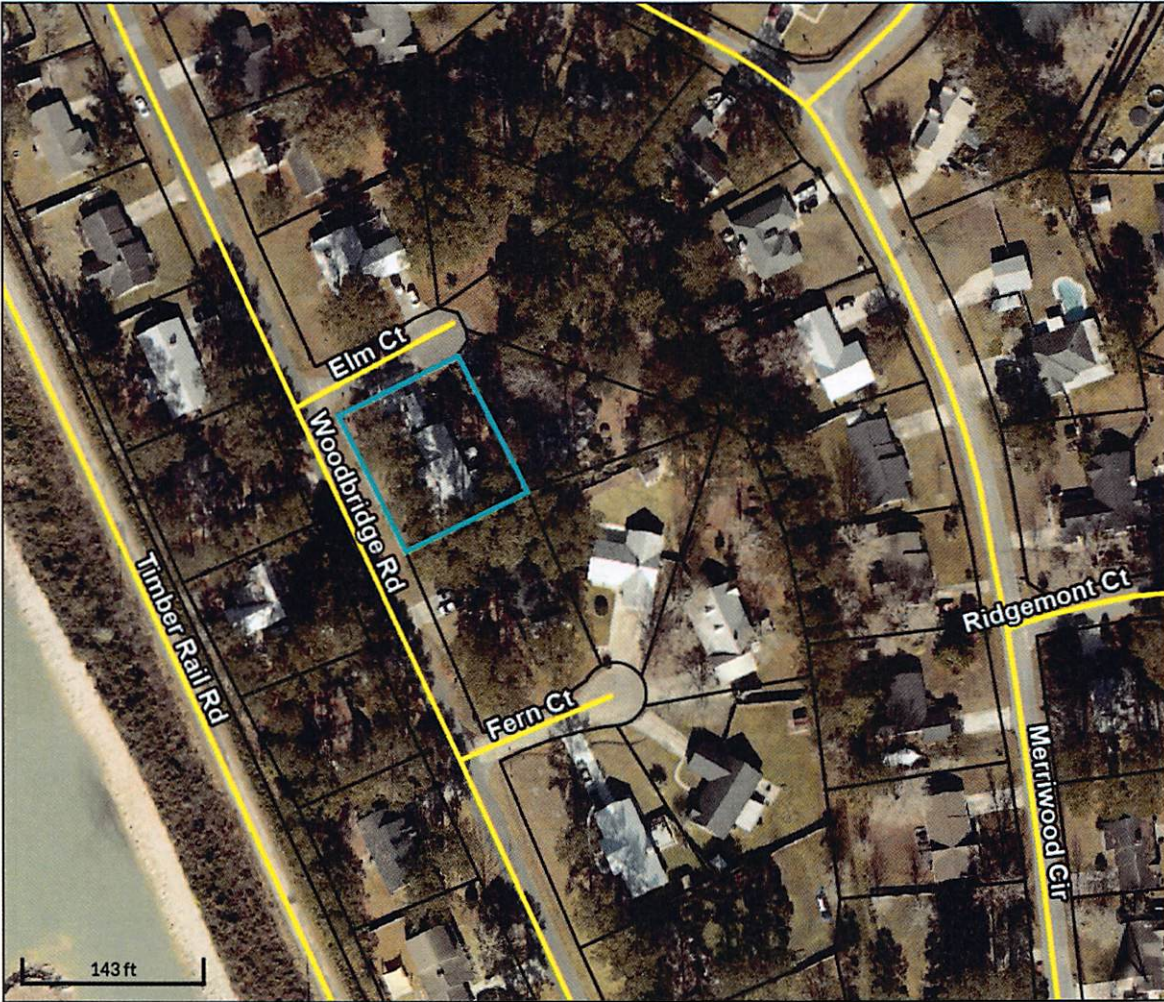
Front Yard

211 Woodbridge Rd.
Parcel: 0821 022
The Meadows

Drawing is not to scale

Woodbridge Rd.





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	0821022	Owner	SMITH KENNETH B & TARA P	Last 2 Sales			
Class Code	Residential		211 WOODBRIDGE ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/12/2011	\$108000	AL	U
	KINGSLAND	Physical Address	211 WOODBRIDGE RD	3/3/2011	0	FY	U
Acres	0.27	Assessed Value	Value \$228014				

(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: 5/11/2026

Last Data Uploaded: 5/8/2026 7:14:11 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**

City Council Meeting Date: June 22, 2026

Agenda Item: Alcohol License

Summary:

Nishabahen Patel, with 20265, LLC has applied for an alcohol license for the Gulf gas station/convenient store located at 1155 E. King Ave. The purpose of the alcohol license is for the sale of packaged beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-4 (Interchange Commercial)

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director

ABL -26-1562 paid in full



License # _____

City of Kingsland

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

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

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

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

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

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

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

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

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

Seating Capacity: 0 Zoning District: C-4

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

- State the official name under which the business or establishment to be licensed will be conducted:
PT Store 2026 LLC / Nishabehn Patel
Address of Applicant: [REDACTED]
Phone Number: [REDACTED]
Applicant's Date: [REDACTED]

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

PJ Store 2026 LLC

Address: 1155 East King Ave, Kingsland GA 31548

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

N/A

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

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

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

Priyanka Patel



(b) Officers' names, social security numbers, telephone numbers, and addresses:

President: _____

Vice President: _____

Secretary: N/A

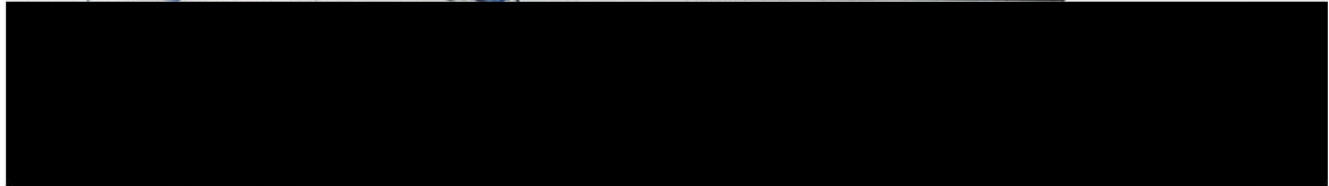
Treasurer: _____

6. If the applicant is a corporation, attach a copy of the Articles of Incorporation:

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

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

Priyanka Patel



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

None

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

None

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

None

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

None

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

None

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

212 Martin Luther ~~King~~ King rd drive
Fort Valley GA 31030

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

None

16. IF MY APPLICATION IS APPROVED, I CERTIFY:

(Please initial each of the following)

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

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

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

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

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

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

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

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

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

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

None.

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

1. Diane Johnson

Name	Address
------	---------

2. Lean Williams Highway

Name	Address
------	---------

3. Michelle Johnson 55 Ch...

Name	Address
------	---------

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

19. Have you ever been convicted of a felony? ____ If so, please describe:

None

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

None

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

None.

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? _____

None.

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

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

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

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

Sworn to and subscribed to this 16th day of April, 2026

M. Shubham Patel

APPLICANT (s)

Adria Hanson

 WITNESS

Saralyn R. Flownoy

 NOTARY PUBLIC
 (SEAL)



To be completed by City Officials

Recommendation of Planning Dir. Approve Disapprove MP Initials

Recommendation of Police Chief Approve Disapprove MP Initials

Recommendation of Building Insp. Approve Disapprove MP Initials

Date of Publication May 21 + 28, 2026

Dates of Reading by Council June 22, 2026

Council Voted to: Approve Disapprove _____ Initials

Date License Issued (subject to Council Approval): 6/23/26

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



Kingsland

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

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

Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

To: Scott Kimball,

September 11, 2023

A background investigation was conducted for the Alcohol Beverage License application submitted by Nishabahen Patel for PJ Store 20265 LLC, 1155 East King Ave. Kingsland, GA 31548. The findings are:

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

I attempted to speak with the three people listed as references on the application.

On 04/22/2026, I attempted to contact Diana Johnson, [REDACTED] the phone went directly to a voicemail box that stated it was full. I attempted to contact a second time and spoke with Johnson. At first, she did not know who I was talking about; she then remembered that Patel works with her sister, Michelle Johnson, who is also listed as a reference. Johnson stated that she has known her for approximately 6 years and doesn't know of any reason she should not be eligible for a license.

On 04/22/2026, I spoke with Lcean Williams, [REDACTED] At first, Williams stated she didn't know who I was talking about, and didn't understand what an alcohol license was. Williams handed the phone to another person for clarification. After I advised Patel's name again, and a possible nickname of Nisha, she stated that she has known Patel for 3 years and that they used to work together, she stated that she didn't know any reason why she would not be eligible for a license.

On 04/22/2026, I attempted to contact Michelle Johnson, [REDACTED] It went to a full voicemail box. I attempted to contact Johnson again and got the same voicemail full message. 04/23/2026 I attempted to contact Johnson again, but got no answer, and the voicemail box is full.

Based on the above information, while it is weird that no one could remember who she was when we first spoke, Patel has no criminal history or prior dealings with law enforcement. I believe Nishabahen Patel is qualified for this alcohol license.

Respectfully,

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

Name-Based Criminal History Record Information (CHRI) Consent/Inquiry Form

I hereby authorize City of Kingsland to conduct an inquiry for
Agency/Company
 the purpose below and receive any Georgia and/or national CHRI as authorized by state and federal law.

Full Name (print)	Vishalbahen J Patel
Address	[REDACTED]
Sex	[REDACTED]
	Female

This authorization is valid for _____ days from date of signature.

I, N. J. Patel, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my employment.

N. J. Patel Signature 04-16-26 Date

Attorney for Individual (Purpose Code E and U Only) _____ Bar Number _____ Date _____

Date of Inquiry: 4/22/26 Time of Inquiry: 1pm Operator's Initials: DJH

Purpose Code Used (check one): *Note: Only one inquiry may be performed per consent form.*

NON-CRIMINAL JUSTICE PURPOSES		
<input checked="" type="checkbox"/>	E	Employment
<input type="checkbox"/>	M	Employment direct care with Mentally Ill/Developmentally Disabled
<input type="checkbox"/>	N	Employment direct care with Elderly
<input type="checkbox"/>	W	Employment direct care with Children
<input type="checkbox"/>	P	Public Record (no consent required)
<input type="checkbox"/>	F	Probate Court/Weapons Carry License
PERSONAL REQUEST (INDIVIDUAL OR THEIR ATTORNEY)		
<input type="checkbox"/>	U	Personal Copy (stamp return "personal copy")
CRIMINAL JUSTICE EMPLOYMENT		
<input type="checkbox"/>	J	Civilian Criminal Justice Employment (state and III data received)
<input type="checkbox"/>	Z	Sworn Criminal Justice Employment (state and III data received)

This inquiry resulted in the following (check all that apply):

<input checked="" type="checkbox"/>	No criminal history available
<input type="checkbox"/>	Criminal history available (attached/released)
<input checked="" type="checkbox"/>	No NCIC/GCIC Warrant
<input type="checkbox"/>	Possible NCIC/GCIC Warrant (list Wanting agency below)
	Wanting Agency Name:
	Wanting Agency Telephone:

Danielle Hamilton
 Agency Designee Signature and Title

Revised June 2023

NO RECORDS

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

By executing this affidavit under oath as an applicant for a(n) PJ store 2026 LLC [Occupational Tax Certificate, Alcohol License or other document required to operate a business] as references in O.C.G.A. § 36-60-6(d) from the City of Kingsland, Georgia, the undersigned applicant representing the private employer known as Nishubahen Patel [printed name of private employer] verifies one of the following with respect to my application for the above mentioned document:

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

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

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

Federal Work Authorization User Identification Number	BUSINESS ACCOUNT NO.
Date of Authorization	SALES TAX ID NO. (Only if Applicable)

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

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



N.J. Patel / 031-16-26
Signature of Applicant / Date

Nishubahen J Patel
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS 16th DAY OF April, 2026.

Saralyn R. Slonon
NOTARY PUBLIC/SEAL

My Commission Expires: 5/20/2027

CITY OF KINGSLAND, GEORGIA

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM

O.C.G.A. § 50-36-1 (E)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT

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

1) I am a United States citizen.

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

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

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

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

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

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

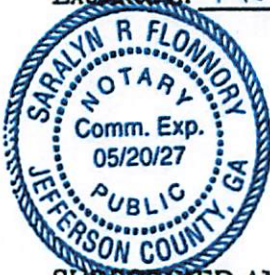
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document as required by O.C.G.A. § 50-36-1 (E)(1) WITH THIS AFFIDAVIT.

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

Georgia Driver's License (please attach copy of document)

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

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



SUBSCRIBED AND SWORN BEFORE ME ON THIS 16th DAY OF April, 2026.

Saralyn R. Flornory
NOTARY PUBLIC/SEAL

My Commission Expires: 5/20/2027

N.J. Patel / 04.16.26
Signature of Applicant Date

Mishaben Patel
Printed Name of Applicant

Business License Acct No. _____

Sales Tax ID No. _____
(If Applicable)

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

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

PJ STORE 2026 LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **03/02/2026** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **03/04/2026**.



Brad Raffensperger

Brad Raffensperger
Secretary of State



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

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

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

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

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

By: _____

N. J. Patel

Date: 04.16.20



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	PDMU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
-----	-------------	--------------	-----	-----	-----	------	--------	-----------	-----	-----	------------	----	----	--------	--------	------	-------	-------	-------	-----	-----	-----	-----	-----	-----	-----



RESOLUTION #2026-14

A RESOLUTION ESTABLISHING THE 2026 QUALIFYING DATES AND TIMES FOR CERTAIN CITY OFFICES IN THE CITY OF KINGSLAND

WHEREAS, O.C.G.A. §§ 21-2-132; 21-2-153 requires City Council to fix and publish qualifying dates and times in the upcoming General Election;

NOW, THEREFORE BE IT RESOLVED, by the City Council, acting as the governing authority of the City of Kingsland, Georgia that the 2026 qualifying dates and times for certain city offices are established as follows:

Hours of 8:30 A.M. – 12:00 PM and 1:00 PM – 4:00 PM., Monday, August 17, 2026 through Thursday, August 20, 2026.

Qualifying fee for Mayor - \$343.50

Qualifying fee for City Council Posts #3 and #4 - \$270.75.

ADOPTED, this 22nd day of June, 2026 **CITY OF KINGSLAND, GEORGIA**

BY:

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler Horne, City Clerk

Asset #	Year	Make	Model	Mileage	VIN
2418	2018	Dodge	Charger	113,220	2C3CDXAT4JH325657
2501	2013	Chevrolet	Tahoe	128,461	1GNLC2E01DR285566
2500	2013	Chevrolet	Tahoe	102,877	1GNLC2E02DR284393
3802	2015	Chevrolet	2500HD	142,037	1GB3CYCGXFF117106
2302	2014	Ford	Taurus	145,811	1FAHP2MK1EG178591
1231	2003	Ford	F150	240,770	2FTRF17W53CA95707
9606	1981	Ford	F800	31,037	1FDYD80UOBVJ16998
9607	1968	Ford	F800	30,488	C85LU841529
9609	1994	E-ONE	Custom	32,761	4ENBAAAB4R1003460
1920	1995	International	4000 Series		1HTSDAAN1SH220204
2504	2012	Chevrolet	Tahoe		1GNSK4E03Cr304899
1953	1997	International	4700 4x2		1HTSCABN8VH487166
1541	2012	Peterbuilt	COE 320		3BPZL50X8CF147021
1521	2015	Mack	600 LEU600		1M2AU02C9FM009406

ORDINANCE 2026-07
CITY OF KINGSLAND, GEORGIA
TO AMEND CHAPTER 3 – ALCOHOLIC BEVERAGES

Chapter 3 ALCOHOLIC BEVERAGES¹

ARTICLE I. IN GENERAL

Sec. 3-1. Short title.

This chapter shall be known and may be cited as the "Liquor, Malt Beverage and Wine Ordinance of the City of Kingsland."

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-2. Definitions.

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein. When not consistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular include the plural number.

Alcoholic beverage means and includes all alcohol, distilled spirits, malt beverages, wine or fortified wine.

Bona fide nonprofit civic organization means an entity which is exempt from federal income tax pursuant to the provisions of 26 U.S.C. Section 501(c), (d) or (e). Proof of the non-profit status shall be by current valid copy of IRS 501-C3 or equivalent certification. Status will be not granted simply based on verbal or written representation of the applicant.

Brewpub shall mean any eating establishment in which malt beverages are manufactured, subject to the barrel production limitation prescribed in O.C.G.A. Code Section 3-5-36. As used in this paragraph, the term "eating establishment" means an establishment which is licensed to sell distilled spirits, malt beverages, or wines and which derives at least 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food; provided, however, that when determining the total annual gross food and beverage sales, barrels of malt beverages sold to licensed wholesale dealers, as authorized pursuant to subparagraph (D) of paragraph (2) of O.C.G.A. Code Section 3-5-36 shall not be used.

Building shall mean any structure having a roof supported by columns or walls intended for shelter, housing or enclosure of persons.

Council shall mean the City Council of the City of Kingsland.

¹Editor's note(s)—Ord. No. 2007-14, adopted July 23, 2007, deleted and replaced the former Ch. 3, §§ 3-1—3-37, and enacted a new Ch. 3 as set out herein. The former Ch. 3 pertained to similar subject matter and derived from Ord. No. 2003-23, adopted Oct. 13, 2003. For complete derivation see the Code Comparative Table at the end of this volume.

Cross reference(s)—Taxation and revenue, Ch. 20; excise tax on liquor by the drink, § 20-76 et seq.; adult entertainment, § 11-101 et seq.

Consumption on premises shall mean the sale or offering to sell alcoholic beverages, malt beverages or wine for consumption on premises at retail only to consumers and not for resale. The license issued to such person shall be known as a "consumption on premises license."

Department shall mean the Department of Revenue, State of Georgia.

Distilled spirits means any alcoholic beverage obtained by distillation or containing more than 24 percent alcohol by volume.

Fortified wine means any alcoholic beverage containing not more than 24 percent alcohol by volume made from fruits, berries, or grapes either by natural fermentation or by natural fermentation with brandy added. The term includes, but is not limited to, brandy.

Gallon or wine gallon shall mean a United States gallon of liquid measure equivalent to the volume of 231 cubic inches or the nearest equivalent metric measurement.

Individual shall mean a natural person.

Keg means barrel or bulk container of malt beverage commonly known as tap or draft beer.

License officer is the administrative officer of the City of Kingsland Business License Department.

Licensed premises shall mean the building and real property described in the license application as approved by the city council where the sale of alcoholic beverages, malt beverages or wines is permitted to be sold.

Licensed retailer shall mean any person (not a producer) selling or offering to sell alcoholic beverages, malt beverages or wine in an original package not for consumption on the premises where sold and holding a valid license issued by the City of Kingsland and the State of Georgia.

Licensed wholesaler shall mean any person (not a producer) who sells or offers to sell alcoholic beverages, malt beverages or wine for purposes of resale to licensed retailers, to licensed wholesalers, or to persons holding a "consumption on premises license."

Malt beverage means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination of such products in water, containing not more than 14 percent alcohol by volume and including ale, porter, brown, stout, lager beer, small beer, and strong beer. The term does not include sake, known as Japanese rice wine.

Manufacturer means any maker, producer, or bottler of an alcoholic beverage. The term also means:

- (1) In the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits; provided, however, that a vintner that blends wine with distilled spirits to produce a fortified wine shall not be considered a manufacturer of distilled spirits;
- (2) In the case of malt beverages, any brewer; and
- (3) In the case of wine, any vintner

Package means a bottle, can, keg, barrel or other original consumer container, as delivered by a licensed wholesaler to licensed retailer.

Package store shall mean a store licensed by the State of Georgia to sell distilled spirits not for consumption on premises.

Person shall mean an individual, firm, partnership, corporation, association, company, agency, syndicate, estate, trust, business trust, receiver, fiduciary or any combination acting as a unit, body politic, or political subdivision whether public, private or quasi-public.

Retail consumption dealer shall mean any person who sells or offers to sell alcoholic beverages, malt beverages or wine for consumption on the licensed premises.

Retailer or retail dealer means, except as to distilled spirits, any person who sells alcoholic beverages, either in unbroken packages or for consumption on the premises, at retail only to consumers and not for resale. With respect to distilled spirits, the term shall have the same meaning as the term "retail package liquor store."

Taxpayer means any person made liable by law to file a return or to pay tax.

Wholesaler or wholesale dealer means any person who sells alcoholic beverages to other wholesale dealers, to retail dealers, or to retail consumption dealers.

Wine means all alcoholic beverages containing not more than 24 percent alcohol by volume made from fruit, berries, or grapes, either by natural fermentation or by natural fermentation with brandy added. "Wine" includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, special natural wines, rectified wines and like products. The term does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2012-06, 8-27-2012; Ord. No. 2017-04, 5-22-2017; Ord. No. 2017-07, 7-24-2017)

Sec. 3-3. In certain retail establishments only—For consumption on premises.

Alcoholic beverages, wine or malt beverages shall not be sold at retail for consumption on premises except in the following types of businesses:

- (1) In restaurants, other than fast food restaurants, serving prepared food which is offered to the general public. Such establishments shall be located in zoning districts which permit restaurants and shall meet the criteria set out in subsection 3-7(5) of this chapter.

For the purpose of this chapter, a fast-food restaurant is defined as a restaurant that derives more than 15 percent of its sales by use of a carry-out window serving persons outside the building, who are either on foot or who are the occupants of motor vehicles.

- (2) In hotels or motels, kept, used, maintained, advertised and held out to the general public to be a place where food is served and consumed, and sleeping accommodations are offered for adequate rates to travelers and guests, whether transient, permanent or residential, in which 15 or more rooms are used for sleeping accommodations for guests, and having one or more public dining rooms, with adequate and sanitary kitchen and with a seating capacity for at least 50 people, and where at least two meals a day are regularly served to such guests.
- (3) In private clubs organized and existing under the laws of the state, or a bona fide association of individuals organized for fraternal purposes, conducted solely for the benefit of its members and their beneficiaries, operated on the lodge system with ritualistic form of work, having a representative form of government and at least 25 regular members paying monthly dues, where no part of the net earnings of which shall inure to the benefit of any shareholder or member, provided further that no member, officer or agent, or employee of the club is compensated, directly or indirectly, by any form of commission or other compensation based on the amount of profit from the sale of alcoholic beverages, malt beverages or wine beyond the amount of such salary as may be fixed by its members or by its governing body out of the general revenue of the club. For the purpose of this subsection, tips which are added to the bills under club regulations shall not be considered as profits hereunder.
- (4) Golf course club houses.
- (5) In bowling alleys, provided that the following rules and regulations are followed:
 - a. No alcoholic beverages will be served in the bowling alley, except through a service window and then only when delivered directly to the customer at that location;
 - b. No alcoholic beverages will be consumed in the area of the bowling lanes, but only in a seating area set aside for spectators located separately and apart from the bowling lanes; and

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- (6) Malt beverages and wine for consumption on premises, in addition to the places set out in subparagraphs a. and b. of this section, may also be sold in refreshment stands, beverages carts, or club houses located within the boundaries of golf courses.
 - (7) Any licensed establishment permitting persons to bring their own alcoholic beverages into the premises for consumption on premises (brown bagging) shall comply with all requirements of this chapter regarding operation of their establishment with the exception of payment of excise taxes for drinks sold (except as to alcoholic beverages sold by them). Subject to subsection 3-7(6)f.
 - (8) In indoor sport and recreation facilities, where sports and games including billiards, golf, putter ball, bocce ball, corn hole, darts, axe throwing, and similar sport and game activities are played provided the following rules and regulations are followed:
 - a. No alcoholic beverages shall be consumed in the area where the sport or game is played, but only in a seating area set aside for spectators located separately and apart from the sport or game activity.
 - (9) Brewpub eating establishments;
 - (10) In a brewery subject to limitations of their state license;
 - (11) As part of or in connection with a sporting event, theatrical production, or other performance.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-04, 5-22-2017; Ord. No. 2017-07, 7-24-2017; Ord. No. 2022-05, 3-28-2022; Ord. No. 2023-05, 5-8-2023)

Sec. 3-3.1. Unlawful practices.

It shall be unlawful for any licensee holding a license for the sale of alcoholic beverages of any kind who derives more than 20 percent of their gross annual income from the sale of such alcoholic beverages to permit, perform, promote, advertise, stage, suffer, or in any way to allow any person to expose specified anatomical areas or engage in specified sexual activities in, on or about the licensed premises.

Definitions: As used in this section, these terms shall have the following meanings:

- (1) Specified anatomical areas shall include any of the following:
 - a. Less than completely and opaquely covered human genitals or pubic region; buttock; or female breast below a point immediately above the top of the areola; or
 - b. Human male genitalia in a discernable turgid state, even if completely and opaquely covered.
- (2) Specified sexual activities means and shall include any of the following:
 - a. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral and anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship and any of the following sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zoerasty; or
 - b. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence; or
 - c. Use of human or animal ejaculation, sodomy, or oral copulation, coitus or masturbation; or
 - d. Fondling or touching of nude human genitals, pubic region, buttocks or female breast; or
 - e. Masochism, erotic or sexually oriented torture, beating or the infliction of pain; or
 - f. Erotic and lewd touching, fondling or other sexual contact with an animal by a human being; or
 - g. Human excretion, urination, menstruation, vaginal or anal irrigation.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-4. Sale of distilled spirits and fortified wine—Not for consumption on premises.

No packaged sales of distilled spirits for off-premise consumption shall be allowed in the city.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-5. Sale of malt beverages and wine—Not for consumption on premises.

No malt beverages or wines shall be sold at retail except as follows:

- (1) In retail stores devoted principally to the sale of groceries and food products to the general public and located in zoning districts in which food or convenience stores are permitted as a conforming use or in districts where existing food or convenience stores exist as a nonconforming use. In order for a store to be devoted principally to the sale of groceries and food products, the building must contain at least 1,000 square feet and 60 percent of the retail floor area of the building must be devoted exclusively to the sale of groceries or related grocery items. For the purpose of this chapter, groceries and related grocery items are defined so as to exclude any drinks containing any amount of alcohol.
- (2) In a facility duly licensed by the city to sell at retail alcoholic beverages in the original unbroken package.
- (3) In a marina providing space to secure moorings for boats, motorboats and yachts and offering or supplying repairs, fuels, refreshments and other facilities.
- (4) In a licensed brewpub subject to the volume limitations of O.C.G.A. 3-5-24.1(a)(2).
- (5) In a licensed brewery subject to the volume limitations of O.C.G.A. 3-5-24.1(a)(2).

No malt beverages or wines shall be sold at wholesale except as follows:

- (1) In a licensed brewpub to a state licensed wholesale dealer;
- (2) To a licensed wholesale dealer.

All licensees selling kegs of malt beverage shall, at the time of the sale of such, record the serial number of the keg along with the name and address of the buyer. Further, the licensee shall require the buyer to provide documentation, in the form of a driver's licenses, etc., to verify the identity of the buyer. Said record shall be maintained for a period of six months, and shall be provided to the Kingsland Police Department upon request.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-04, 5-22-2017; Ord. No. 2017-07, 7-24-2017)

Sec. 3-6. Hotel in-room service license.

Any hotel, motel, inn or other establishments which meets the requirements set out in subsection 3-3(2) is hereby authorized to provide in-room service as defined in this section. In order to qualify for a hotel-in-room service, the applicant must satisfy the following requirements:

- (1) Applicant must be the current holder of a retail dealer license, a retail consumption dealer license, a retail beer dealer license or a retail wine dealer license; provided, however, the applicant may only qualify for a hotel in-room service for the type of alcoholic beverage for which he holds a current license.

(Supp. No. 53)

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- (2) Applicant shall apply on a form provided by the City of Kingsland Business License Department specifying the type of in-room service license sought (beer, wine, distilled spirits or any combination thereof) together with any other forms, documentation, or other information required by the city council.
 - (3) A hotel in-room service licensee shall be authorized to deliver alcoholic beverages, either by the package or by the drink, if the hotel holds a valid in-room service license, by a hotel employee to a registered guest's room when such distilled spirits, malt beverages or wine have been ordered by the guest and when the guest shall be billed for the cost of such alcoholic beverages, at the time of the delivery; provided further, however, such sale shall be evidenced by a signed receipt indicating which guest ordered alcoholic beverages, indicating the identification and quantity of alcoholic beverages, malt beverages and wine actually delivered; provided, however, that the hotel may provide the guest with a credit for any unused and unopened alcoholic beverages.
 - (4) All hotels having in-room service shall comply with all requirements promulgated by the Department of Revenue of the State of Georgia dealing with storage of alcoholic beverages and records required to be maintained in order to provide hotel in-room service.
 - (5) Nothing contained in this chapter shall be construed to restrict or prohibit possession of alcoholic beverages by hotel guest in quantities otherwise permitted by O.C.G.A., Title 3.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-7. Hours of sale.

The following hours of sale are hereby established for the sale of alcoholic beverages, malt beverages or wine:

- (1) Licensed retailers shall not sell distilled spirits in the package for hotel in-room service, at any time on Sundays or Christmas Day or on any other day during the hours of 11:45 p.m. and 8:00 a.m.
- (2) Licensed retailers including brewpubs and breweries shall not sell wine or malt beverages in the package for consumption off the premises, or hotel in-room service, at any time on Christmas Day, or any other day between the hours of 11:45 p.m. and 6:00 a.m., or on Sunday before 12:30 p.m. or after 11:30 p.m.
- (3) Except as set forth in subsection 3-7(4) through (6), alcoholic beverages, malt beverages or wine sold for consumption on the premises, shall not be sold on Sundays. No alcoholic beverages, malt beverages or wine for consumption on the premises shall be sold on any other day of the week between the hours of 2:01 and 8:00 a.m.
- (4) Alcoholic beverages, malt beverages and wine for consumption on premises may be sold on Sundays until 1:45 a.m. in private clubs, bona fide full-service restaurants, brewpubs, and breweries. All customers shall vacate the licensed premises by 2:00 a.m. and no drink order shall be placed or filled subsequent to 1:45 a.m.
- (5) Alcoholic beverages, malt beverages and wine for consumption on premises may also be sold on Sundays between the hours of 12:30 p.m. and 12:00 a.m. in bona fide full-service restaurants. As used in this subsection the term "bona fide full-service restaurant" shall mean an establishment which is licensed to sell alcoholic beverages, malt beverages and wines and which also meet the following additional requirements.
 - a. Where meals with substantial entree selected by patrons are served;
 - b. Has adequate facilities and sufficient full-time employees to prepare, cook and serve meals for consumption at tables in a dining room located in the licensed premises;

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- c. Derive at least 50 percent of its total annual gross income from the sale of meals prepared, cooked and consumed on the licensed premises as determined by totaling all of combined retail outlets located on the licensed premises; and
 - d. Alcoholic beverages, malt beverages and wines may only be served as an accessory to a food service.
- (6) Alcoholic beverages, malt beverages and wine for consumption on premises may also be sold on Sunday between the hours of 12:30 p.m. and 12:00 a.m. In full-service hotels and motels. As used in this subsection, the term "full-service hotel or motel" means an establishment which is licensed to sell alcoholic beverages, malt beverages and wine for which also meet the following additional requirements.
- a. Derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging;
 - b. Has a bona fide full-service restaurant owned and operated by the licensee on the licensed premises;
 - c. Has meeting facilities and banquet rooms capable of seating a minimum of 50 people;
 - d. Pays hotel and motel taxes to the city;
 - e. Advertises itself as providing short-term transient accommodations to the public on 24 hour a day basis, seven days a week; and
 - f. Alcoholic beverages, malt beverages and wine shall be served in meeting room facilities from a service bar located in such room. Alcoholic beverages, malt beverages and wine shall not be served in the lounge area of a hotel or motel unless it is closed to the general public, but such area may be used for a private party catered by the hotel or motel.
- (7) Alcoholic beverages either in the unbroken package or by the drink for consumption on premises, may be sold on a primary or election day; provided, however, that no such sale shall take place within 250 feet of a polling place or of the outer edge of any building within which such polling place is established during such time as the polls are opened.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2013-05, 3-19-2013; Ord. No. 2014-04, 3-19-2013; Ord. No. 2017-07, 7-24-2017)

Sec. 3-8. Required for sale or possession for sale and possession for consumption on premises.

It shall be a violation of this chapter for any person to sell or possess for the purpose of sale, alcoholic beverages, malt beverages or wine when such person does not hold a valid license issued by the city and the state to sell or possess for sale such items. It shall also be a violation of this chapter for any business required to purchase a business license under Chapter 11 of the Code of Ordinances, Kingsland, Georgia to permit any person to consume alcoholic beverages of any kind on the premises of such business without first securing an alcoholic beverage license as provided herein; except that private meetings of employees of any such business and not more than five non-employees shall not be regulated hereby.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-9. Application on form prescribed by city council.

Any person desiring to sell alcoholic beverages shall make application therefore on a form to be furnished by the city, and in connection therewith shall, under oath, answer all questions, supply all information, and furnish all certificates, affidavits and other supporting data as required thereby. Any knowingly, untrue, misleading or

omitted statement or information contained in any such application shall be cause for denial or suspension and if a license has been granted, shall be cause for revocation of the same. Each application shall be filed together with a certified check or cashier's check in payment of the license fee, and if an initial application, the investigation fee required by section 3-12 of this chapter. The application shall contain the following information:

- (1) Where the owner of such business is an individual (a natural person), the application shall be made in that name and the complete address of the applicant, together with applicant's Social Security number, shall be listed. The application submitted shall include three references. These references shall not be relatives or current or future employees of the applicant.
- (2) Where the applicant is a domestic corporation lawfully registered and doing business under the laws of the state, or any foreign corporation lawfully registered under the laws of the state to do business in this state, the applicant may be permitted to apply for such license in the name of the corporation as registered in the Office of the Secretary of State. The applicant shall provide the licensing officer with the name of its agent authorized to receive service of process under the laws of this state and also provide the licensing officer with the address of its registered office.
- (3) The written application for a license on file in the City of Kingsland Business License Department shall be a permanent record which the licensee must maintain current with correct information at all times. The failure to maintain a current license application shall be grounds for revocation of a license.
- (4) The council may, in the exercise of its discretion, require a personnel statement as to any employee or agent of an applicant for licensing purposes.
- (5) The license application shall require the disclosure of any conviction of a felony of the owner, agent or any proposed employee for any offense under federal, state or local law involving moral turpitude.
- (6) The license application shall require the disclosure of any conviction of a misdemeanor of the owner, agent or any proposed employee for any offense under federal, state or local law involving alcoholic beverages, malt beverages and wine, in any form; gambling or tax law violations.
- (7) The license application shall list the names of any persons having financial interest in the operation of a proposed licensed premises or control over or ownership interest in such proposed license premises. Such persons must meet the same requirements as set forth in this chapter for the licensee.
- (8) The license application shall contain a statement as to whether applicant holds any other license for the sale of alcoholic beverages, malt beverages or wine, and the location thereof.
- (9) If the proposed licensed premises is not in existence or requires substantial renovation, the applicant shall submit a detailed set of plans and working drawings showing the exact location of the proposed licensed premises and the construction proposed to be carried out by the applicant and the anticipated time for completion of said construction or renovation.
- (10) As a prerequisite to the issuance to any license, the applicant shall furnish a complete set of fingerprints of the applicant or any managing officer. Upon written recommendation of the Chief of Police of the City of Kingsland this requirement may be waived by the license officer.
- (11) Such other information as the license officer under the direction of the city council may require.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-10. Consideration for a license.

In determining whether or not any license applied for hereunder shall be granted, in addition to all other provisions of the chapter, the following shall be considered in the public interest and welfare:

- (1) The applicant's reputation, character, history of compliance with applicable laws, criminal convictions or pleas permitted to be considered under state law, and ability to operate the licensed business in accordance with federal, state, and local law.
- (2) If applicant is a previous holder of a license to sell

Commented [LHS1]: This language creates potential ADA concerns and is generally considered outdated.

Commented [LHS2]: An arrest is not proof of wrongdoing, reliance on arrests alone also creates due process concerns.

alcoholic beverages, malt beverages and wine, whether or not he has violated any law, regulation or ordinance relating to such business.

- (3) If applicant is a previous holder of a license to sell alcoholic beverages, malt beverages or wine, the manner in which he conducted the business thereunder as it pertains to the necessity for unusual police observation and inspection in order to prevent the violation of any law, regulation or ordinance relating to such business; and
- (4) Whether a person has previously had a similar license suspended or revoked and the reason therefore.
- (5) The city council shall also give consideration to such other factors as may affect the health and general welfare of the incorporated area of the city, to include the type of license applied for, the effect that license will have on schools, public parks and churches in the area, the effect the granting of the license will have on existing land uses in the area, the character of the area and its peculiar suitability for the particular use sought, and the congestion of roads and streets. These items shall receive reasonable consideration with a general view of promoting desirable living conditions, and sustaining the stability of neighborhood property values.
- (6) When any application is denied or any license is revoked because of a decision by the city council that such license or application fails to meet any of the factors or requirements of subsection (5) of this section or in any case where such a decision was made because of the undesirability of the location itself, no application can be made until at least one year has elapsed from the date the previous application was denied or revoked or, if that decision was appealed to any court, until one year after a final, unappealed or unappealable disposition was made of such appeal.
- (7) When any application is denied or any license is revoked because of a decision by the city council that such licensee or applicant fails to meet the requirements of subsections (1) through (4) of this section or in any case where such a decision was made because of the ineligibility of the applicant to receive or the licensee to retain an alcoholic beverage license, that applicant or former licensee may not apply for an alcoholic beverage license in the city until at least one year has elapsed from the date the previous application was denied or revoked or, if that decision was appealed to any court, until one year after a final, unappealed or unappealable disposition was made of such appeal.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-11. Persons prohibited from holding licenses.

Licenses shall not be issued to:

- (1) Any person who fails to ~~provide~~provide a signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1.
- (2) Any person who fails to provide at least one secure and verifiable ~~document~~document as required by O.C.G.A. § 50-36-1.
- (3) A person who has in Georgia or any other jurisdiction been convicted of a misdemeanor or a violation of a municipal or county ordinance involving driving under the influence of intoxicants or drugs, or who has pled nolo contendere or forfeited bond in connection with any such charge of the same within the preceding two years. Notwithstanding the foregoing, the city may waive this disqualification upon the applicant's written request and after consideration of: the nature of the offense, the time elapsed since conviction, evidence of rehabilitation, and whether the offense is substantially related to the applicant's ability to lawfully and responsibly operate the proposed licensed establishment. Such a waiver may be granted only upon a written finding that the applicant has demonstrated rehabilitation and present fitness and that issuance of the license would not create an unreasonable risk to public health, safety, or compliance with applicable alcoholic-beverage laws.

Commented [LHS3]: The State does not require US Citizenship, but they do need to demonstrate lawful presence.

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- (4) A person who has in Georgia or any other jurisdiction been convicted of a felony, or who has pled nolo contendere or forfeited bond in connection with any charge of the same within the preceding five years.
 - (5) A person who has been convicted or pled nolo contendere or forfeited bond for a violation of a law or ordinance pertaining to the sale of alcoholic beverages or the sale or possession of a controlled substance within the preceding five years.
 - (6) A partnership, unless all partners qualify.
 - (7) A person whose place of business is managed, operated or owned by a person who could not acquire a license hereunder, except as to the residence requirements herein above provided.
 - (8) Any person whose license to sell alcoholic beverages, malt beverages and wine has been revoked by any licensing authority, during the immediately preceding five years.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-12. Processing application.

- (a) All applications filed with the license officer after investigation of the fitness of the applicant and the proposed location shall be approved or disapproved by the city council at a public meeting. In cases where applications are disapproved, the Clerk of the City of Kingsland shall return the amount of the fee submitted with the application to the applicant (excluding in the case of a new application, the investigative fee). In cases where such applications are approved by the council, the council shall issue a proper license to the applicant authorizing the applicant to engage in the particular business and at the particular location applied for. All new license applications shall, in addition to the license fee, include a non-refundable fee in the amount of \$250.00 to cover the cost of the investigation into whether or not applicant should be granted the license applied for.
- (b) Copies of each application received shall be forwarded to the following offices: (1) building inspector's office; (2) police chief; (3) community planning and development director; and (4) if a hotel, motel restaurant, lounge, or private club to the Camden County Health Department for their recommendations.
- (c) Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.
- (d) The council shall have full power to determine whether the applicant for a license under the provisions of this chapter is a fit and proper person to operate the type of business involved, and whether the location of such business is proper and in the best interest of the city, and the council's determination of these requirements shall be final, except where a right of appeal exists under applicable law.
- (e) An approved application for an alcohol license by the Kingsland City Council shall be temporary in nature until the applicant receives a valid state license. The license shall become permanent until the noted expiration when the applicant provides the city with a copy of the valid state license. In the event the license is denied by the state or a copy of the state license is not submitted to the city within 45 days of city council approval, the City of Kingsland alcohol license shall become void immediately.
- (f) All decisions denying, suspending or revoking such license shall be in writing, with the reasons therefore stated, and mailed or delivered to the applicant personally.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-13. Initial application.

- (a) Persons making an application for a license to operate existing licensed premises may be issued a temporary license for a period not to exceed 90 days by the city council. Before a temporary license is issued, the applicant must have filed a complete application, and the following documents and material must be furnished to the council:
 - (1) A valid state application with all questions answered which indicates that applicant is eligible to hold the license sought; and
 - (2) When preliminary records check indicates applicant is eligible to hold license;
- (b) All persons making an application for an initial license shall be notified of the requirement to attend the hearing on such application and to answer such questions and provide such information as the city council deems necessary and proper. If the applicants fail to appear at such hearings, the application shall be deferred to the next meeting. If the applicant fails to appear at the next meeting, the application shall be treated as having been withdrawn.
- (c) The issuance of any provisional license pursuant to the above conditions is within the discretion of the city council and such temporary license may be withdrawn by the city council at any time without notice or hearing, if final record check, including the response to the fingerprint search shows applicant was not entitled to the license issued.
- (d) If the application is filed prior to July 1 of a particular license year, the full license fee shall be paid. If the application is filed after July 1, the license fee shall be one-half the amount of the normal license fee charged for the entire year. The investigation fee shall not be prorated.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-14. Fee scale.

Before such license shall be granted, the applicant shall pay a regulatory fee in accordance with the following scale:

- (1) Wholesale dealers in distilled spirits, having a place of business located in the corporate city limits of the City of Kingsland, \$1,500.00.
- (2) Wholesale dealers in wine, having a place of business located in the corporate city limits area of the City of Kingsland, \$1,500.00 per year.
- (3) Wholesalers of malt beverages, having a place of business located in the corporate city limits of the City of Kingsland, \$1,500.00 per year.
- (4) Any combination license for wholesalers of malt beverage, wine, and/or distilled spirits, having a place of business in the corporate city limits of the City of Kingsland, \$2,000.00 per year.
- (5) A combination license to sell malt beverages and wine at retail in original packages, not to be consumed on premises at the same location where the malt beverage and wine may be un-chilled, chilled, iced or refrigerated, \$1,000.00 per year.
- (6) Retail dealers in wine and malt beverages for consumption on the premises, \$1,000.00 per year.
- (7) A combination license to sell distilled spirits, wine, and malt beverages at retail where it is to be consumed on the premises, \$1,500.00 per year.
- (8) Hotel in-room service licensee shall pay an additional regulatory fee in an amount equal to the fee charged to a licensed retailer (\$1,500.00 per year).

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- (9) The manufacturer of alcoholic beverages whose plant is located in the corporate city limits of the City of Kingsland shall pay a license fee of \$500.00 per year.
 - (10) Wine only service no more than four times a year where licensee is not engaged in selling and consumption is limited to the premise shall pay a license fee of \$150.00 a year.
 - (11) Beer and wine by the drink at festivals and benefits, \$180.00.
 - (12) Brewpubs as defined herein, \$500.00 per year.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2009-02, 3-9-2009; Ord. No. 2012-06, 8-27-2012; Ord. No. 2017-04, 5-22-2017; Ord. No. 2017-07, 7-24-2017)

Sec. 3-15. Expiration; renewal.

All licenses granted hereunder shall expire on December 31 of each license year. Licensees who desire to renew their license shall file the alcohol license renewal application together with the requisite fee with the business license officer on the form provided for renewal of a license for the ensuing year. Applications for renewal must be filed on or before December 1 of each year, otherwise no license, except for cause as approved by mayor and council, shall be renewed. If a license is not renewed in a timely manner, the application shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of license to the same extent as if no previous license had been held.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-16. Sales of alcoholic beverages near churches, school buildings, or other sites.

- (a) (1) No person knowingly and intentionally may sell or offer to sell:
 - a. Any distilled spirits in or within 100 yards of any fee simple ownership church building or within 200 yards of any school building, educational building, school grounds, or college campus;
 - b. Any wine or malt beverages within 100 yards of any school building, school grounds, or college campus. This subparagraph shall not apply at any location for which a license has been issued prior to July 1, 1981, nor to the renewal of such license. Nor shall this subparagraph apply at any location for which a new license is applied for if the sale of wine and beer was lawful at such location at any time during the 12 months immediately preceding such application.
 - c. Any distilled spirits, wine, or malt beverages within 100 yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. This paragraph shall not apply to any business having a license in effect on July 1, 1981.
 - (2) As used in this subsection, the term "school building" or "educational building" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools as defined in subsection (b) of Code Section 20-2-690.
- (b) The city council may grant an exception to distance requirements as hereinbefore set forth to a proposed location for the sale of beer and wine in the original package and not for consumption on premises of not more than 50 percent, if the council finds the following circumstances exist:
 - (1) The proposed site is located in an area of Kingsland where numerous establishments are licensed to sell malt beverages and wine and which were licensed prior to the adoption of this chapter (or insert date); and

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- (2) The property line of the proposed site to be licensed is separated from the property line of a school, college, church or recognized place of worship by a public road having a right-of-way of not less than 100 feet in width; or
 - (3) The property line of the proposed site to be licensed is separated from the property line of a school, college, or a fee simple ownership church or recognized place of worship by a permanent, natural or physical barrier of such nature as to render it highly unlikely that the distance of travel on the ground, between the two property lines, would be less than 600 feet.
- (c) Nothing contained in this section shall prohibit the issuance of a license to an existing licensed premises, licensed under this or any preceding ordinance during the preceding 12 months.
- (d) For purposes of this Code section, distances shall be measured by the most direct route of legal public travel on the ground. The planning director or designated staff shall confirm the distances in the field to the best of their ability. The applicant may provide a signed and sealed survey provided by a Georgia licensed professional engineer of the property with the distances shown to the appropriate adjacent structure as measured in the field by said Georgia registered surveyor.

A fee simple ownership church property shall mean a property owned in fee simple by an officially registered religious body and actively used for religious purposes.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2008-16, 6-9-2008; Ord. No. 2017-07, 7-24-2017)

Sec. 3-17. Leased premises.

In the event premises for which a license is sought is part of a larger parcel of land, which would not qualify for a license, because of the proximity to school, college, church or recognized place of a worship as defined in section 3-16 of this chapter, a license may nevertheless be issued by the council, provided the applicant meets the following additional requirements:

- (1) The owner of the larger tract of land does not own or have a direct or indirect financial interest in the business sought to be licensed (other than the payment of rents). The lease does not require the lessee to pay to the lessor a percentage of profits based upon the amount of sales.
- (2) The owner has agreed to lease the premises to applicant for a period of at least one year.
- (3) The lease in the opinion of the council is an ~~arms-length~~**arm's length** transaction.
- (4) The leased premises, as described in the application, if owned by applicant, would meet the requirement of section 3-16 of this chapter.
- (5) The leased premises do not exceed 50 percent of the land area or larger parcel of land.
- (6) The lease is not between any of the following parties:
 - a. Person related by blood or marriage;
 - b. Affiliated companies or corporation;
 - c. Officers, director and stockholders (including family members) of a corporation and a corporation;
 - d. Persons who have no other financial or business relationship between themselves.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-18. Display at place of business.

The City of Kingsland License shall at all times be displayed in plain view at the licensed premises.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-19. Transferability.

No license for the sale of alcoholic beverages shall be transferred from one location to another. No license for the sale of alcoholic beverages shall be transferable from one party to another.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-19.1. Issuance of temporary permit for sale by nonprofit civic organizations and profit-oriented business organizations.

The issuance of temporary permits for the sale of alcoholic beverages shall adhere to the following provisions:

(1) *Nonprofit civic organizations.*

- A bona fide nonprofit civic organization may apply for a temporary permit by filing an application and paying a non-refundable fee of \$75.00 to the city.
- Upon approval by the council, the permit authorizes the sale of alcoholic beverages for consumption on the premises for a period not exceeding three days.
- The issuance is subject to compliance with relevant provisions of this section and state laws regulating the time of alcohol sales.
- The fee covers administrative costs, including advertisement and processing.
- Applicants are subject to a local background check conducted by the Kingsland Police Department.

(2) *Annual permit limitations.*

- No more than six temporary permits may be issued to any single nonprofit civic organization within a calendar year.
- The organization must also obtain the appropriate permit from the state revenue commissioner.

(3) *Restrictions on permit location and conditions.*

- Temporary permits are valid only at the location specified in the permit.
- For festivals or benefits hosted by nonprofit civic organizations.
- Beverages must be served exclusively in paper or plastic containers.
- Permits will not be issued for locations where the sale of distilled spirits, malt beverages, or wine is otherwise unlawful.

(4) *Permits for profit-oriented business organizations.*

- A for profit business or organization may apply for a temporary permit by filing an application and paying a non-refundable fee of \$180.00 to the city.
- The applicant must comply with all rules and application procedures outlined for nonprofit civic organizations, including the fee and background check requirements.

(Ord. No. 2012-06, 8-27-2012; Ord. No. 2024-12, 12-9-2024)

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Sec. 3-20. Refund.

No fees paid for an alcoholic beverage license shall be refunded whether partially or in full once the license is issued.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-21. License granted only after licensed premises receives a certificate of occupancy.

No license other than a provisional license shall be granted under this chapter until the business establishment referred to in the license application has been granted a certificate of occupancy by the City of Kingsland Building Inspector's Office. A provisional license will be issued by the council to the applicant for a location not previously licensed, provided reasonable assurances are given to the council that he promises, when all work is completed, will fully comply with this chapter, the City of Kingsland Zoning Ordinance and the City of Kingsland Building Codes. The provisional license for a new location shall not entitle the applicant to sell alcoholic beverages until such time as the necessary work has been inspected and approved by all county agencies having jurisdiction thereof and a certificate of occupancy has been issued by the City of Kingsland Building Inspector. When all necessary approvals have been obtained, the license officer shall issue the license previously applied for and approved by the council.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-22. Consumption on premises and package license.

A license holder may apply for and obtain both the license for sales in original package except for distilled spirits and for consumption on the premises, but the sale of such items must be in separate establishments having independent entrances. This section shall not apply to hotel in-room service, brewpubs and breweries.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-07, 7-24-2017)

Sec. 3-23. Compliance with applicable laws necessary.

Each licensee shall comply with all applicable rules, regulations, laws and statutes of the state, and all local ordinances, and shall, in addition thereto or in furtherance thereof:

- (1) Prohibit the sale or serving of alcoholic beverages in automobiles or other vehicles, or anywhere outside the main building or accessory thereto in which the business of such licensee is operated, except as provided for in subsection 3-3(5) of this chapter;
- (2) Strictly adhere to the laws of the state respecting the sale of alcoholic beverages to minors, or persons who are visibly intoxicated. The term "minor" shall be construed in accordance with O.C.G.A. § 3-3-23 et seq., as now or hereafter amended.
- (3) Shall keep the licensed premises free and clear of cans, bottles, paper and other debris.
- (4) No one other than the holder of the license for consumption on the premises, except for a hotel, motel or inn, during normal business hours, shall carry into any licensed premises any alcoholic beverages in the original package, the seal of which has been broken or the original package opened.
- (5) The holders of license for consumption on the premises shall not knowingly permit the purchaser to carry off the licensed premises any alcoholic beverage; this section does not apply to brewpubs and breweries.

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- (6) The licensees shall not sell to, give away, or permit the consumption of alcoholic beverage by any minor as that term is defined by O.C.G.A. § 3-3-23 et seq. or by any person who is mentally incompetent.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-07, 7-24-2017)

Sec. 3-24. Employment of minors restricted.

- (a) No licensee hereunder shall employ any minor in his establishment; provided, however, that in hotels, motels, and restaurants as defined herein, minors 18 years of age or below may be employed where their duties are not in any way involved with the preparation of, taking orders for, selling, or the service of any alcoholic beverages; provided that musicians and other entertainers 18 years of age or below may provide professional entertainment in the licensed premises with permission of the Chief of Police of the City of Kingsland Police Department.
- (b) The provisions of this section shall not prohibit persons under 18 years of age who are employed in supermarkets or convenience stores from selling or handling alcoholic beverages, malt beverages or wine which are sold for consumption off the premises.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-25. Revocation hearing.

Each license issued pursuant to this chapter is granted as a mere privilege and not a right. Upon violation of any provision of this chapter or of any law or regulation of the state relating to alcoholic beverages, malt beverages and wine, the council, at a regular or specifically called meeting, after reasonable written notice of the pending violations to the license and after said licensee has been afforded an opportunity to be heard as to the proposed grounds for revocation, may revoke or suspend the license. When a license is revoked or suspended, no portion of the license fee shall be refundable.

The city manager, upon the recommendation of the chief of police, may temporarily suspend any license involving the sale of alcoholic beverages if the manner of operation poses a serious safety or health hazard, for a period not to exceed 30 days pending a hearing and final action by the council.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-26. Denial, suspension or revocation of a license.

The council may deny, suspend, revoke, or refuse to renew any license required under this chapter if:

- (1) The license application is not filed in good faith or is filled by some person as a subterfuge for any other person.
- (2) Any applicant for a license or any license under this chapter willfully fails to comply with any provision of this chapter or with rules and regulations adopted by the council.
- (3) Any person to whom a license has been issued is no longer engaged in the sale of alcoholic beverages, malt beverages, malt beverages or wine, or no longer qualifies as a licensee under this chapter.
- (4) In the event applicants permit the licensed premises to be operated in a disorderly manner so as to constitute a public nuisance after (i) applicant has been advised in writing by the Kingsland Police Chief of the unsatisfactory manner in which the business is being operated; and (ii) after applicant has been given a reasonable opportunity to cure said deficiencies.

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(Ord. No. 2007-14, 7-23-2007)

Sec. 3-27. Notice of hearing.

All decisions approving, denying, suspending or revoking such licenses shall be in writing, with the reasons therefore stated, and mailed or delivered to the applicant personally. Within 30 days of any such decision, any applicant or license holder aggrieved by the decision of the council regarding a license shall be afforded by a public hearing with an opportunity to present evidence and cross-examine opposing witnesses if requested by such applicant in writing filed with the city clerk within 30 days of the decision from which relief is sought.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-28. Limitations as to nature of business.

Upon and after the date of the adoption of this chapter, no future original alcoholic beverage, malt beverage or wine license of any type shall be issued to a business or person that does not meet the standards set out in this chapter. It is further provided that any location heretofore licensed to operate any of the businesses described herein, wherein a different method of ascertaining minimum distances was used, or other requirements imposed, may continue to operate such business at the present location, without being deemed in violation of this chapter.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-29. Retailer to purchase from licensed wholesaler only.

No retailer shall purchase for use at licensed place of business, any alcoholic beverages, malt beverages, or wine from any person, firm or corporation other than a wholesaler licensed by the state. No wholesaler shall sell any alcoholic beverages, malt beverages or wine to anyone other than a retailer licensed under this chapter.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-30. Excise tax on wholesale alcoholic beverages.

- (a) The city by this chapter pursuant to O.C.G.A § 3-4-80, does hereby levy an excise tax on the sale of alcoholic beverages by licensed wholesalers at the maximum amount prescribed by state law per liter on a proportionate tax at like rates on any fractional part of a liter on distilled spirits and alcoholic beverages (i.e. spirituous liquors), excluding fortified wine. This tax shall be collected by the city finance department.
- (b) Every licensed wholesaler shall file a monthly report with the city finance director on a form prescribed by the city finance director, which form shall set forth the total quantity of distilled spirits and alcoholic beverages sold during such month and shall have attached to it legible copies of all invoices covering said sales. Such monthly report shall be filed not later than the 20th day of the next month following the month of sale. The report shall be accompanied by a local check or cashiers check in the full amount of the tax due.
- (c) There is hereby imposed a penalty equal to ten percent of the taxes due upon each licensed wholesaler who fails to file a timely report and pay the tax due. If the city finance director with the concurrence of the city attorney, determines that the tax deficiency or any part thereof is due to fraud with intent to evade the tax, the council may assess a penalty equal to 50 percent of the tax assessed. The failure to pay the tax provided for in this section shall constitute sufficient cause for the revocation of any license issued under this chapter.

(Ord. No. 2007-14, 7-23-2007)

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Sec. 3-31. Excise tax on distilled spirits by the drink.

- (a) The city pursuant to O.C.G.A. § 3-4-131 does hereby levy an excess tax on the sale of alcoholic beverages by the drink at the maximum percentage rate prescribed by state law of the charge made by the licensed dealer to the public for the beverage sold. The tax levied by this section shall not apply to the sale of fermented beverages made in whole or in part from malt or any similar fermented beverage.
- (b) The excise tax provided for in this section shall be imposed upon and paid by the licensed retail dealer of distilled spirits by the drink. The tax shall be paid on or before the tenth day of the month following the calendar month in which the beverages are sold or disposed of. Each licensee responsible for the payment of the excise tax shall file a report with the city finance department containing such information as may be required by the city finance department in order to calculate the tax due.
- (c) The failure to file the report or pay the tax shall subject licensed consumption dealer to a penalty comparable to that set out in subsection 3-30(c) of this chapter.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-07, 7-24-2017)

Sec. 3-32. Excise tax on malt beverages.

- (a) The city pursuant to O.C.G.A. § 3-5-80(l) does hereby levy an excise tax on the sale of malt beverages, commonly known as tap or draft beer, which is sold in or from a barrel or bulk container, at the maximum rate permitted by state law for local excise taxation on each container sold containing not more than 15½ gallons on a proportionate tax at the same rate of all fractional parts of 15½ gallons.
- (b) The city pursuant to O.C.G.A. § 3-5-80(2) does hereby levy an excise tax on the sale of malt beverages, sold in bottles, cans and other containers, except barrel or bulk containers, at the maximum rate permitted by state law for local excise taxation per 12 ounces and a proportionate tax at the same rate on all fractional parts of 12 ounces.
- (c) The excise tax provided in this section shall be imposed upon and shall be paid by the licensed wholesale dealer in malt beverages, provided, however, that such taxes shall be imposed upon and shall be paid by the licensed brewer for malt beverages served or sold by the brewer directly to the public pursuant to O.C.G.A. § 3-5-24.1. The taxes shall be paid on or before the 10th day of the month following the calendar month in which the beverages are sold or disposed of within the corporate city limits of the City of Kingsland by the wholesale dealer. Each licensee responsible for the payment of the excise tax shall file a report with the city finance department itemizing for the preceding calendar month, the exact quantities of malt beverage, by size and type of containers, sold during the month within the corporate city limits of the city.

(Ord. No. 2007-14, 7-23-2007; Ord. No. 2017-07, 7-24-2017)

Sec. 3-33. Per liter tax on wine.

There is hereby levied and imposed on the first sale or use of wine by the package an excise tax at the maximum amount prescribed by state law per liter or a proportionate tax at like rates on all fractional parts of a liter. The manner of imposition, payment and collection of this tax shall be the same as set out in section 3-30 of this chapter, dealing with distilled spirits and alcoholic beverages.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-34. License application; use of licensed vehicle for delivery, etc.

Any person, firm or corporation located in the City of Kingsland, Georgia, desiring to sell at wholesale any alcoholic beverages, malt beverages or wine, in the City of Kingsland shall make application to the city council for a

license to do so, which application shall be in writing the forms authorized and prescribed by the council. No alcoholic beverages, malt beverages, or wine shall be delivered to any retail sales outlet in the City of Kingsland except by a duly licensed wholesaler. The name of the wholesale distributor shall be clearly marked on the delivery vehicle.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-35. Rules and regulations.

- (a) It shall be a violation of this chapter for any licensee to fail in a timely manner to file any report required pursuant to this chapter or to fail to timely and properly remit all taxes due with any such report. Such licensee may be required to appear before the city council to show cause why such licensee's license should not be revoked or suspended.
- (b) Any licensee who fails in a timely manner to file any report required pursuant to this chapter shall be assessed a penalty and interest in the amount hereinafter provided:
 - (1) When any person required to file a report as provided by this chapter fails to file the report within the time prescribed he shall be assessed a penalty of \$100.00 or ten percent of the tax due, whichever is greater, for each failure to file.
 - (2) In the event the finance director determines, upon inspection of the invoices, books, and records of a licensed dealer or from any other information obtained by him or his authorized agents, that the licensed dealer has not paid the proper tax or the proper amount of taxes, the dealer shall be assessed for the taxes due. After assessment, the person assessed shall be provided with notice and an opportunity for a hearing as provided for in section 3-27 of this chapter.
 - (3) When any person willfully fails to pay any tax due as provided by this chapter, the person shall be assessed a penalty the same as that provided for in O.C.G.A. § 48-2-44.
 - (4) When any person willfully fails to file a return, files a false or fraudulent return, or when a tax deficiency or any part of a tax deficiency is due to a fraudulent intent to evade any tax imposed or authorized by this chapter, the person shall be assessed a specific penalty of 50 percent of the tax due.
 - (5) When any person fails to pay the tax or any part of the tax due as provided by this chapter, the person shall pay interest on the unpaid tax at the rate of one percent per month from the time the tax became due until paid or at the rate specified in O.C.G.A. § 48-2-40, whichever is greater. Interest shall be computed on a monthly basis for any portion of a month during which payment is delinquent.
 - (6) All penalties and interest imposed by this chapter shall be payable to and collected by the finance director in the same manner as if they were a part of the tax imposed by this chapter.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-36. Outdoor advertising.

No outdoor advertising with respect to the promotion of the sale of alcoholic beverages, malt beverages or wine shall be permitted on the exterior of any wholesale or retail outlet or elsewhere in the City of Kingsland, Georgia, except as may be authorized by the laws of the state and regulations implemented by an agency having jurisdiction thereof.

(Ord. No. 2007-14, 7-23-2007)

Sec. 3-37. Severability should any portion of ordinance be held invalid.

The terms and provisions of this chapter are severable. Should any section, subsection, sentence, clause or phrase of this chapter, or the application thereof to any person or circumstances for any reason be held by a court of competent jurisdiction to be invalid or void, the validity of the remainder of this chapter, or the application of such provision to other persons or circumstances shall not be affected thereby to the extent that any remaining portion of the chapter may reasonably be given effect without the invalid or void portion.

(Ord. No. 2007-14, 7-23-2007)

Adopted this 22nd day of June, 2026.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk

MainPoint Health and Wellness FY 2025 Quarterly Utilization Report						Camden County	City of St Marys	PSA	City of Kingsland	Totals
1st Quarter	July									
	Nurse Encounters	115	27	4	26	172				
	Provider Encounters	99	29	6	23	157				
	Provider Consults	73	14	4	18	109				
	Total	287	70	14	67	438				
	August									
	Nurse Encounters	118	27	8	22	175				
	Provider Encounters	127	39	4	31	201				
	Provider Consults	72	13	3	16	104				
	Total	317	79	15	69	480				
	September									
	Nurse Encounters	96	36	9	22	163				
	Provider Encounters	129	46	4	31	210				
Provider Consults	49	20	4	10	83					
Total	274	102	17	63	456					
Totals	878	251	46	199	1374					
Percentage of Total Clinic Utilization	63.90%	18.27%	3.35%	14.48%	100.00%					

Totals by Provider	Nurse	Provider	Provider Consult	Grand Totals
1st Quarter	510	568	296	1374
2nd Quarter	583	566	345	1494
3rd Quarter	594	803	292	1489
4th Quarter	653	623	392	1668
Totals	2340	2360	1325	6025

2nd Quarter	October									
	Nurse Encounters	159	42	5	35	241				
	Provider Encounters	108	39	2	29	178				
	Provider Consults	102	18	4	19	143				
	Total	369	99	11	83	562				
	November									
	Nurse Encounters	142	15	6	21	184				
	Provider Encounters	119	44	3	26	192				
	Provider Consults	75	9	4	14	102				
	Total	336	68	13	61	478				
	December									
	Nurse Encounters	116	20	3	19	158				
	Provider Encounters	136	29	4	27	196				
Provider Consults	71	14	3	12	100					
Total	323	63	10	58	454					
Totals	1028	230	34	202	1494					
Percentage of Total Clinic Utilization	68.81%	15.39%	2.28%	13.62%	100.00%					

3rd Quarter	January									
	Nurse Encounters	113	22	7	25	167				
	Provider Encounters	105	32	4	34	175				
	Provider Consults	68	14	3	16	101				
	Total	286	68	14	75	443				
	February									
	Nurse Encounters	147	15	6	27	195				
	Provider Encounters	139	39	3	24	205				
	Provider Consults	68	8	2	12	90				
	Total	354	62	11	63	490				
	March									
	Nurse Encounters	158	40	3	31	232				
	Provider Encounters	137	48	4	34	223				
Provider Consults	66	21	0	14	101					
Total	361	109	7	79	556					
Totals	1001	239	32	217	1489					
Percentage of Total Clinic Utilization	67.23%	16.05%	2.15%	14.57%	100.00%					

4th Quarter	April									
	Nurse Encounters	163	44	6	30	243				
	Provider Encounters	145	55	4	29	233				
	Provider Consults	67	20	5	17	109				
	Total	375	119	15	76	589				
	May									
	Nurse Encounters	121	37	24	22	204				
	Provider Encounters	95	76	5	24	200				
	Provider Consults	77	46	22	15	160				
	Total	293	159	51	61	564				
	June									
	Nurse Encounters	134	38	6	28	206				
	Provider Encounters	120	40	7	23	190				
Provider Consults	85	19	3	16	123					
Total	339	97	16	67	519					
Totals	1007	375	82	204	1668					
Percentage of Total Clinic Utilization	60.37%	22.48%	4.92%	12.23%	100.00%					

Grand Totals	Total Encounters	3914	1095	194	822	6025
	Overall Percentage of Total Clinic Utilization	64.96%	18.17%	3.22%	13.64%	100.00%

\$ 202,721.16 \$ 56,714.28 \$ 10,048.01 \$ 42,574.55 \$ 51.79 per encounter for 1/2 year

MainPoint Health and Wellness FY 2026 Quarterly Utilization Report		Camden County	City of St Marys	PSA	City of Kingsland	Totals
1st Quarter	July					
	Nurse Encounters	133	40	4	26	203
	Provider Encounters	127	41	4	27	199
	Provider Consults	84	23	4	16	127
	Total	344	104	12	69	529
	August					
	Nurse Encounters	156	29	7	16	208
	Provider Encounters	138	35	2	19	194
	Provider Consults	106	19	5	11	141
	Total	400	83	14	46	543
	September					
	Nurse Encounters	116	47	6	24	193
	Provider Encounters	127	28	4	27	186
Provider Consults	67	20	4	20	111	
Total	310	95	14	71	490	
Totals	1054	282	40	186	1562	
Percentage of Total Clinic Utilization	67.48%	18.05%	2.56%	11.91%	100.00%	

Totals by Provider	Nurse	Provider	Provider Consult	Grand Totals
1st Quarter	604	579	379	1562
2nd Quarter	660	515	385	1560
3rd Quarter	658	604	283	1545
4th Quarter	0	0	0	0
Totals	1922	1698	1047	4667

2nd Quarter	October					
	Nurse Encounters	170	45	5	46	266
	Provider Encounters	130	47	5	21	203
	Provider Consults	99	24	2	23	148
	Total	399	116	12	90	617
	November					
	Nurse Encounters	130	33	3	19	185
	Provider Encounters	107	33	5	17	162
	Provider Consults	67	17	1	12	97
	Total	304	83	9	48	444
	December					
	Nurse Encounters	148	34	6	21	209
	Provider Encounters	96	32	0	22	150
Provider Consults	93	25	6	16	140	
Total	337	91	12	59	499	
Totals	1040	290	33	197	1560	
Percentage of Total Clinic Utilization	66.67%	18.59%	2.12%	12.63%	100.00%	

3rd Quarter	January					
	Nurse Encounters	126	24	8	27	185
	Provider Encounters	131	40	4	33	208
	Provider Consults	72	12	5	15	104
	Total	329	76	17	75	497
	February					
	Nurse Encounters	147	28	5	23	203
	Provider Encounters	140	36	1	21	198
	Provider Consults	76	17	4	16	113
	Total	363	81	10	60	514
	March					
	Nurse Encounters	213	31	4	22	270
	Provider Encounters	121	36	2	39	198
Provider Consults	48	7	1	10	66	
Total	382	74	7	71	534	
Totals	1074	231	34	206	1545	
Percentage of Total Clinic Utilization	69.51%	14.95%	2.20%	13.33%	100.00%	

Grand Totals	Total Encounters	3168	803	107	589	4667
	Overall Percentage of Total Clinic Utilization	67.88%	17.21%	2.29%	12.62%	100.00%

\$ 223,992.60 \$ 56,775.90 \$ 7,565.41 \$ 41,645.09 \$ per encounter for 1/2 year 70.70

Budget Comparison Report

Account Number	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Apr	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	
				2025-2026 ADOPTED FY20...	2026-2027 FY2027 PROPOSED	Increase / (Decrease)		
Department: 1558 - ONSITE WELLNESS CLINIC								
Class: 51 - SALARIES & BENEFITS								
100-5-1558-511100	SALARIES	367,613.68	383,032.61	332,041.00	430,008.00	432,322.00	2,314.00	0.54%
100-5-1558-512200	SOCIAL SECURITY TAXES	26,652.82	27,778.17	24,072.70	32,896.00	33,073.00	177.00	0.54%
100-5-1558-512400	RETIREMENT	10,921.73	11,229.35	10,053.56	12,179.00	12,332.00	153.00	1.26%
100-5-1558-512403	RETIREMENT: COUNTY MATCH	3,729.26	3,821.67	4,291.13	4,632.00	4,235.00	-397.00	-8.57%
100-5-1558-512904	UNIFORMS	603.59	654.39	258.61	1,200.00	1,200.00	0.00	0.00%
Total Class: 51 - SALARIES & BENEFITS:		409,521.08	426,516.19	370,717.00	480,915.00	483,162.00	2,247.00	0.47%
Class: 52 - CONTRACTED SERVICES								
100-5-1558-521230	CONTRACTED R&M - ALL BLDG	439.45	479.40	319.60	480.00	480.00	0.00	0.00%
100-5-1558-521251	CONTRACT SVC-PRACTITIONER	19,781.25	21,371.25	16,531.25	26,500.00	20,000.00	-6,500.00	-24.53%
100-5-1558-521254	CONTRACT SVC-ADMINISTRATI	0.00	85.00	0.00	0.00	0.00	0.00	0.00%
100-5-1558-521256	CONTRACT SVC-MEDICAL DIRE	24,000.00	30,000.00	20,000.00	24,000.00	24,000.00	0.00	0.00%
100-5-1558-521335	C/S-ANNUAL SOFTWARE MAIN	3,738.46	3,274.76	855.89	6,754.00	0.00	-6,754.00	-100.00%
100-5-1558-521340	C/S-CLOUD COMPUTING FEES	6,305.22	6,859.56	8,383.87	7,136.00	13,000.00	5,864.00	82.17%
100-5-1558-522100	JANITORIAL - CONTRACTS	8,282.90	8,138.25	6,723.51	8,150.00	8,150.00	0.00	0.00%
100-5-1558-522201	REP & MT COMPUTERS	33.28	0.00	0.00	0.00	0.00	0.00	0.00%
100-5-1558-522202	REP & MT OFF EQUIPMENT	1,383.16	1,537.09	1,572.80	600.00	600.00	0.00	0.00%
100-5-1558-522205	REPAIR & MAINT - MEDICAL EC	22.89	378.99	360.00	500.00	500.00	0.00	0.00%
100-5-1558-523102	LIABILITY INSURANCE	16,305.12	16,305.12	16,609.84	16,305.00	16,305.00	0.00	0.00%
100-5-1558-523200	TELEPHONE	3,510.35	3,549.75	2,983.47	3,550.00	3,550.00	0.00	0.00%
100-5-1558-523201	CELL PHONES	1,105.63	1,162.07	911.35	1,170.00	1,170.00	0.00	0.00%
100-5-1558-523300	ADVERTISING & PUBLISHING	0.00	0.00	0.00	100.00	0.00	-100.00	-100.00%
100-5-1558-523400	PRINTING	0.00	461.20	0.00	0.00	0.00	0.00	0.00%
100-5-1558-523500	TRAVEL	2,667.93	0.00	0.00	500.00	500.00	0.00	0.00%
100-5-1558-523600	DUES & SUBSCRIPTIONS	78.72	1,266.81	70.81	759.00	759.00	0.00	0.00%
100-5-1558-523700	EDUCATION & TRAINING	2,187.75	0.00	1,004.56	5,640.00	5,640.00	0.00	0.00%
100-5-1558-523800	PROFESSIONAL LICENSES	175.00	710.00	0.00	119.00	275.00	156.00	131.09%
Total Class: 52 - CONTRACTED SERVICES:		90,017.11	95,579.25	76,326.95	102,263.00	94,929.00	-7,334.00	-7.17%
Class: 53 - SUPPLIES								
100-5-1558-531100	OFFICE SUPPLIES	845.10	1,498.54	866.62	1,450.00	1,450.00	0.00	0.00%
100-5-1558-531101	MINOR OPERATING	1,776.32	1,576.63	986.42	1,675.00	1,900.00	225.00	13.43%
100-5-1558-531102	POSTAGE	193.77	2.04	0.00	200.00	60.00	-140.00	-70.00%
100-5-1558-531103	COMPUTER SUPPLIES	864.75	1,434.15	1,345.94	1,500.00	1,500.00	0.00	0.00%
100-5-1558-531104	JANITORIAL SUPPLIES	47.12	107.55	220.84	100.00	100.00	0.00	0.00%
100-5-1558-531106	MEDICAL SUPPLIES - GENERAL	24,794.63	26,590.27	25,738.70	30,000.00	35,000.00	5,000.00	16.67%
100-5-1558-531109	MEDICATIONS	39,826.38	35,624.07	31,938.86	32,000.00	33,000.00	1,000.00	3.13%
100-5-1558-531210	WATER & SEWER	334.33	330.57	213.60	250.00	250.00	0.00	0.00%
100-5-1558-531230	ELECTRIC	7,098.68	9,164.98	6,458.08	7,200.00	7,800.00	600.00	8.33%

Budget Comparison Report

Account Number		2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Apr	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2025-2026 ADOPTED FY20...	2026-2027 FY2027 PROPOSED	Increase / (Decrease)	
100-5-1558-531300	OTHER SUPPLIES	629.06	449.80	365.60	500.00	500.00	0.00	0.00%
100-5-1558-531600	SMALL EQUIP \$500 - \$9,999	1,545.00	3,275.00	1,888.54	1,905.00	0.00	-1,905.00	-100.00%
100-5-1558-531603	FURNITURE \$500-\$9,999	0.00	1,313.90	0.00	0.00	0.00	0.00	0.00%
	Total Class: 53 - SUPPLIES:	77,955.14	81,367.50	70,023.20	76,780.00	81,560.00	4,780.00	6.23%
	Total Department: 1558 - ONSITE WELLNESS CLINIC:	577,493.33	603,462.94	517,067.15	659,958.00	659,651.00	-307.00	-0.05%

COUNTY OF CAMDEN

**MEMORANDUM OF UNDERSTANDING
ESTABLISHING A COOPERATIVE PARTNERSHIP
BETWEEN THE CAMDEN COUNTY BOARD OF COMMISSIONERS
AND THE CITY OF KINGSLAND, GEORGIA
FOR PROVIDING ONSITE CLINICAL MEDICAL SERVICES
BY CAMDEN COUNTY TO EMPLOYEES OF THE CITY OF KINGSLAND**

This Memorandum of Understanding (herein after the “MOU”) between the Camden County Board of Commissioners (herein after the “CCBC”) and the City of Kingsland, Georgia (herein after the “CITY”); entered into this the ____ day of _____, 2026 for providing of clinical medical services by Camden County for the employees of the City of Kingsland for the period starting July 1, 2026 and continuing through June 30, 2027 as defined and as agreed to as set forth herein:

1.

WHEREAS the CCBC and the CITY are lawful governments as envisioned by Georgia Law.

2.

WHEREAS the CCBC is a self-insured body for the purposes of providing health insurance benefits to CCBC’s employees; and the CITY has purchased a health insurance policy for the purposes of providing health insurance benefits to CITY’s employees.

3.

WHEREAS both CCBC and CITY desires to manage their employer provided health insurance costs in the most economical manner.

4.

WHEREAS CCBC has an established onsite medical clinic to provide a wellness program for employees in an attempt to reduce health insurance costs for CCBC. The clinic is at 701 Charles Gilman Jr. Avenue, Suite B, Kingsland, Georgia.

5.

WHEREAS CCBC has contracted with a local Georgia licensed physician, a nurse practitioner, and a Clinic Director/RN to oversee and provide medical services for CCBC's employees at the afore-stated clinic in a continued effort to reduce costs associated with the self-insured program.

6.

WHEREAS CCBC and CITY have entered into discussions that have led to the CITY and CCBC entering into this MOU which creates a cooperative partnership so as to allow CITY's employees to utilize the afore-stated clinic whereby the physician, nurse practitioner, and the registered nurses will provide an onsite medical clinical treatment program to CITY's employees while performing the onsite medical clinical treatment program for CCBC.

7.

NOW THEREFORE BE IT RESOLVED the CCBC and CITY hereby enters into this MOU which establishes a cooperative partnership between the parties hereto for the providing of onsite medical clinical services, to include pre-employment screenings and applicable firefighter physicals as part of the measured usage, to the employees of the City of Kingsland, pursuant to the following terms.

a.

This MOU shall be effective upon the final approval by the CCBC (Camden County Board of Commissioners) and CITY (the Council for the City of Kingsland, Georgia) and entered upon the lawful minutes of each political body.

b.

Operational dates of this MOU shall be effective on July 1, 2026, upon final approval by CCBC and CITY, and shall continue until either party provides proper notification for termination. Either CCBC or the CITY may terminate this MOU at any time by informing the other party in writing 30 days prior to the termination of the agreement which shall be delivered to the County Administrator for CCBC or the City Manger for the CITY.

c.

CCBC shall establish the medical clinics hours of operation as stated herein below; and shall have sole authority for the retaining of the afore-said professional medical services for this MOU and the clinic; the location and hours of operations shall be:

- i. Staff will be available during set operational hours.

d.

In the forming of this cooperative partnership the CCBC and the CITY shall each be responsible for the total clinic operations cost on a pro-rata basis pursuant to the following formula.

CCBC has determined the estimated budgeted operating cost for CCBC's Fiscal Year 2026-2027 to be \$659,651. This budgeted amount is to cover any and all expenses associated with the onsite clinic (physician, physician's assistant, registered nursing staff, malpractice liability insurance premiums, non-medical staff, medical supplies, medications, and the utility and maintenance costs to operate the clinic).

It has further been determined that the CITY utilized the onsite medical clinic for CCBC's Fiscal year 2025-2026 for a pro-rated use percentage of 12.52% of the total operating costs for the afore-stated fiscal budget year.

It is hereby agreed and consented to by the parties hereto that the CITY shall pay to CCBC 12.52% of the afore-stated \$659,651 budget, conditioned on the CITY use of the clinical services not exceeding the projected 13% use of the clinic for 2026-2027 Fiscal Budget Year.

CITY shall pay to CCBC the total annual amount of \$82,588.00 for medical services provided by the CCBC's onsite clinic to the CITY. Said annual amount shall be paid in 12 monthly installments of \$6,882.33. CITY shall pay CCBC for the monthly installment payment by the 10th day of each month for the services performed in the previous month starting with July 1, 2026.

The aforesaid formula for payment of clinical services provided to the CITY shall be reviewed by CCBC on a quarterly basis in an effort to keep the CITY informed of the percentage of clinical services provided and costs so associated with the provided services in comparison to the funding so allocated for the onsite clinic operations. Upon review of the quarterly reports, the CITY shall be notified by the CCBC of the actual costs and utilization as well as any differential in pay.

The quarterly reviews are for the periods of July 1, 2026 to September 30, 2026; October 1, 2026 to December 31, 2026; January 1, 2027 to March 31, 2027; and April 1, 2027 to June 30, 2027. The completed quarterly review shall be presented by the CCBC to CITY on or before the 20th day of the month following the quarter just completed.

e.

CITY will be notified by CCBC in a timely manner of a change in clinic's hour of operation so that the CITY's employees may schedule their time to meet with the health care providers. Representatives of the CCBC's Human Resources Department and the CITY's Human Resources Department shall meet as needed to work out clinic schedules as necessary.

f.

This MOU does not establish an employer/employee relationship between CITY's employees and CCBC.

g.

CITY agrees to hold harmless and indemnify CCBC from any damages, liability, actions, claims, or demands that may arise within the scope of this MOU in regards to CITY's agents, servants, employees, invitees, or licenses arising out of this MOU during the term of this MOU.

h.

The services as defined herein shall only be provided to those CITY employees, and their dependents, that are currently enrolled in the CITY's employer provided health insurance program. City shall provide to CCBC a list of currently enrolled employees in CITY's employer provided health insurance program as may be amended from time to time.

Hereby agreed to by the parties hereto on the date as approved:

This ____ day of ____ 2026

Robbie Cheek, Chairman
Camden County Board of Commissioners

ATTEST: _____
Kathryn Bishop, County Clerk

Dr. C. Grayson Day, Mayor
City of Kingsland, GA

This ____ day of ____ 2026

ATTEST: _____
Jo Seigler, City Clerk



Bid Tabulation
Purchase and Installation of Office Furniture
5/5/26

Vendors	Total Project Cost
Icon	\$ 72,462.97
Staples Business	\$ 118,660.36
Corporate Environments	\$ 122,729.17

Bid Tabulation
 One-Time Generator Maintenance and Load-Bank Testing
 6/11/2026

Vendor	Location	Per Unit - Fixed	Per Unit - Portable	(9) Fixed	(11) Portable	Total
Safe Industries	Easley, SC	\$1,489.76	\$856.85	\$13,407.84	\$9,425.35	\$22,833.19
S.G. Power Pro	Riverview, FL	-	-	\$15,970.00	\$14,430.00	\$30,400.00
The W.W. Williams Company	Savannah, GA	\$1,950.00	\$1,490.00	\$17,550.00	\$16,390.00	\$33,940.00
Cummins Sales and Service	Jacksonville, FL	\$2,345.20	\$1,684.93	\$21,106.80	\$18,534.23	\$39,641.03
Ring Power	St. Augustine, FL	\$2,841.51	\$1,299.99	\$25,573.59	\$14,299.89	\$39,873.48
Energy Systems Southeast	Birmingham, AL	\$2,758.00	\$1,618.00	\$24,822.00	\$17,798.00	\$42,620.00
Bridging Pieces	Marietta, GA	\$4,000.00	\$4,000.00	\$36,000.00	\$44,000.00	\$80,000.00
Yancey Power Systems	Pooler, GA	\$4,475.08	\$3,784.86	\$40,275.72	\$41,633.46	\$81,909.18

SCHOOL RESOURCE OFFICER AGREEMENT

This School Resource Officer Agreement (the "Agreement") is made, this .1st day of July, 2026, by and between the **CAMDEN COUNTY SCHOOLS**, by and through its Elected Board (hereinafter referred to as the "Board of Education"), the **CITY OF KINGSLAND, GEORGIA** ("hereinafter referred to as the "City"), through its Mayor and City Council, is as follows:

WITNESSETH:

WHEREAS, Camden County Schools owns, operates, and manages schools within jurisdictional boundaries of the City of Kingsland for the purpose of providing free and public education to the citizens of Kingsland; and,

WHEREAS, pursuant to constitutional and statutory authority, the City is responsible for providing law enforcement and protection to the citizens of the Kingsland; and,

WHEREAS, the City has the fiscal responsibility for the funding of the Kingsland Police Department, including funding of officers and other staff that the City deems necessary; and,

WHEREAS, the provisions of O.C.G.A. § 20-2-1183 allow for Camden County Schools to enter into an agreement with law enforcement for the safety and protection of the School's students, staff, and invitees upon its campuses; and,

WHEREAS, such agreement is accomplished through the School Resources Officer (SRO) Program; and,

WHEREAS, the City agrees to participate in the SRO Program and provide the Board of Education with certified peace officers; and,

WHEREAS, Camden County Schools and the City desire to set forth in this SRO Agreement the specific terms and conditions of the services to be performed and provided by the SROs in the Schools;

WHEREAS, the parties are authorized to enter into this Agreement pursuant to and in accordance with the provisions of Article IX, Section III, Paragraph I of the Constitution of the State of Georgia;

NOW, THEREFORE, in consideration of the mutual benefits which will accrue to the parties as a result of this Agreement, the parties agree as follows:

1. School Resource Officer Program Services.

The City shall provide Camden County Schools with a total of three (3) SROs for law enforcement and security services. Two (2) SROs' for the Camden County High School and one (1) SRO for Camden Middle School. The SROs shall be certified peace officers with the appropriate training and certification, pursuant to the Georgia Peace Officer Standards and Training Act. Such SROs shall hold and maintain valid and unrestricted P.O.S.T. certification.

2. Term of Agreement.

- A. The term of this Agreement is one (1) calendar year, effective as of July 1, 2026, until June 30, 2027. This Agreement shall terminate automatically at the end of each Board of Education fiscal year on June 30th year and, unless otherwise terminated as provided herein, automatically renew at the beginning of the following Board of Education fiscal year on July 1st
- B. Following the initial term, this Agreement shall be automatically renewed for successive years upon the same terms and conditions as set forth herein subject to amendments to Exhibit "B" unless either Camden County Schools or City provides written notice of its intent of nonrenewal of this Agreement at least sixty (60) days prior to the expiration of the term (or renewal term).

3. Duties and Responsibilities of School Resource Officer.

During the term of this Agreement, or any renewal, the duties and responsibilities of the SROs are as detailed on Exhibit "A."

4. Compensation for the SRO Program.

During the term of this Agreement, or any renewal thereof, Camden County Schools shall compensate the City as set forth in Exhibit "B", which is attached hereto and incorporated herein by this reference, for the SRO services provided. The City and SROs understand that Camden County Schools sole fiscal responsibility shall be the compensation provided herein on Exhibit "B".

5. School Resource Officer Duty Hours.

- A. Duty hours shall be determined by Camden County Schools with the consent of the City, which shall not be unreasonably withheld; however, whenever possible, it is the intent of the parties that the SRO's duty hours shall conform to the school day. The SRO will be entitled to observe the current school calendar, including holidays and breaks, in the same manner as an employee of Camden County Schools however, it is understood

between the parties that Camden County Schools, in its discretion, shall have the authority to require SRO services during these holidays and breaks as needed.

- B. It is understood and agreed that time spent by SROs attending school disciplinary tribunals, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.
- C. In the event an SRO is absent from work, the SRO shall notify his or her supervisor in the Police Department and the principal of the school to which the SRO is assigned. The Police Department will assign another SRO-qualified officer, if available, to substitute for the SRO who is absent beginning with the fourth consecutive day of absence.

6. Transporting Students.

- A. SROs shall not transport students in vehicles of the Police Department except:

- (1) When the students are under arrest, or some other emergency circumstances exist;

- B. SROs shall not transport students in their personal vehicles.

7. Employment of School Resource Officers.

- A. At all times herein, it is understood that the City and School Resource Officers are acting as independent contractors with Camden County Schools. The SROs are and shall continue to be employees of the City of Kingsland Police Department, subject to the administration, supervision, and control of the Chief of Police. The Chief of Police, in his sole discretion, shall have the power and authority to hire, discharge, and discipline SROs. At no time shall any SRO be deemed an employee or agent of Camden County Schools, nor shall Camden County Schools have any control over or responsibility for any SRO providing services under this Agreement.
- B. The SRO shall have no authority to, and shall not administer any type of discipline to students, enforce the general discipline of students, or give, advocate, or make any disciplinary recommendations or decisions. These actions remain wholly and exclusively within the duties and responsibilities of Camden County Schools and its employees.
- C. Pursuant to the provisions herein, Camden County Schools shall have the right to direct that an SRO exit from and/or refuse entry to premises or the property of Camden County Schools. In this event, the Chief of Police shall immediately be notified.

8. School Resource Office Placement.

- A. At least thirty (30) days prior to the beginning of the school year, the Chief of Police

shall send to the Camden County Schools Superintendent the names of officers that he proposes to assign as SROs. Camden County Schools shall have the ability to object to any name provided within ten (10) days of the notification by the Chief of Police. In the event of objection, the Chief of Police and Camden County Schools representative shall meet on the matter to attempt to resolve the same. Both parties shall attempt to resolve the matter in good faith. If the parties do not reach an agreement, this Agreement shall terminate.

- B. At no time during this Agreement, or any renewal, shall the Chief of Police remove and/or replace an assigned SRO without, first, speaking with Camden County Schools and seeking permission for the same, unless for disciplinary action. In his discretion, the Chief of Police may terminate the employment of or discipline an SRO without first speaking with Camden County Schools. In this event of removal or termination, the Chief of Police shall replace such SRO as soon as possible.
- C. If Camden County Schools is dissatisfied with an SRO who has been assigned to provide services under this Agreement, Camden County Schools shall meet with the Chief of Police, immediately, to attempt to resolve the matter. If Camden County Schools is still dissatisfied, it shall request, in writing, a replacement SRO. The Chief of Police shall diligently work to replace said SRO within an appropriate time frame from the date of the written request.
- D. In the event of an emergency, if the Chief of Police orders one or more SROs to leave their school during normal duty hours as described above and to perform other services for the Chief of Police, then the time spent shall not be considered hours worked under this Agreement. In such case, the Chief of Police shall attempt to provide relief coverage within a reasonable time frame. If relief is not provided during the time that the SRO is diverted, then the School District will not be responsible for compensating for such diverted hours as provided on Exhibit B.

9. Chain of Command.

- A. In the performance of their duties, SROs shall coordinate and communicate with the principal and administration of the school to which they are assigned. Notwithstanding subsection (B) of this paragraph, SROs will first report any incidences, occurrences, disturbances, or potential threats, which occur or are threatened on school campus, to the principal and/or appropriate administration.
- B. SROs will be subject to the chain of command of the Chief of Police.

10. Responsibilities and Duties of Chief of Police.

During the term of this Agreement, and renewal thereof, the Chief of Police shall:

- A. Ensure that each SRO shall have and maintain proper and unrestricted certification to perform the duties required herein.

- B. Ensure that each SRO has completed the training stated in the provisions of O.C.G.A. § 35-8-27, as amended, prior to placement.
- C. Provide each SRO with the proper uniform, equipment, personal protective equipment and transportation necessary to perform the duties under this Agreement.
- D. Ensure that each SRO receives his or her wages and benefits from compensation provided herein in Paragraph 4. The City understands that it has the sole and exclusive responsibility to pay all wages to the SROs and all applicable federal and state income taxes and make any such required deductions, such as FICA, as necessary.
- E. _Solely be responsible for providing workers' compensation insurance coverage for the SROs during the term of this Agreement.
- F. Cooperate with Camden County Schools in the providing of SROs, relief SROs, replacement SROs and other matters related to this Agreement.

11. Access to Reports.

Any arrest, incident and/or investigation report or other documents or materials prepared or filed by the SROs or with the Chief of Police's Office, which may directly or indirectly relate to the activities of Camden County Schools in its operation of the schools, facilities, and programs, shall be available to the appropriate Camden County Schools officers and agents, except in such event that disclosure of the report, document or material is specifically prevented by law.

12. Termination of Agreement.

This Agreement may be terminated as follows:

- A. Upon sixty (60) days written notice by any party.
- B. Upon five (5) business days' written notice for cause if an aggrieved party has provided notice of a material breach of the obligations set forth in this Agreement and the breaching party has failed to remedy or cure said breach no more than ten days after its receipt of the notice of breach.
- C. Immediately by Camden County Schools in the event that any SRO's certification is revoked, suspended, or engages in "unprofessional conduct" as defined by the Georgia Peace Officers Standards and Training Council.
- D. Should either party encounter budgetary constraints that make the continuation of this agreement impractical, then either party may cancel this agreement upon sixty (60) days' written notice to the other.

13. Indemnification.

- A. Camden County Schools will not at any time be responsible for the acts, actions or performance of the SRO, or the failure to act, inaction or failure to perform of the SRO. The City will indemnify and hold harmless Camden County Schools, its officers, agents and employees for and against any and all claims for damages, demands and/or causes of action, including injury and death, caused by or which may result from the exercise by the SROs and City carrying out their duties and obligations pursuant to this Agreement, and any renewal, to the extent the negligence or inappropriate actions or activities of an officer, agents or employee of Camden County Schools shall directly cause or contribute to any injury or damage for which a claim is made. However, at no time, shall Camden County Schools have any responsibility or liability for the SROs carrying out any law enforcement duties and/or responsibilities.

- B. The Camden County Schools will indemnify, save and hold the City, Chief of Police and the SRO(s) harmless from any and all claims for damages, demands or causes of action, which may result from the negligence or intentional conduct of the Camden County Schools, its officers, agents or employees carrying out their duties and obligations pursuant to this Agreement, and any renewal, to the extent the negligence or inappropriate actions or activities of an officer, agents or employee of the City and Chief of Police, including the SROs, shall directly cause or contribute to any injury or damage for which a claim is made.

14. Notices.

Any notice or communication required or permitted under this Agreement shall be delivered in person by a courier or by certified mail, return receipt requested, to the following or to such other address as one party may, from time to time, furnish to the other party in writing:

To the School District:

Camden County Schools
Attn: Superintendents Office
311 S. East Street
Kingsland, Georgia 31548

To the Chief of Police:

Chief of Police
Kingsland Police Department
111 S. Seaboard Street
Kingsland, Georgia 31548

To the City:

Kingsland, Georgia
Attn: City Manager
PO Box 250
107 S. Lee Street
Kingsland, Georgia 31548

15. Miscellaneous.

- A. The parties agree that this Agreement represents the entire agreement between the parties and that this Agreement may only be modified in writing and said modification shall be signed by all the parties.
- B. Should any provision of this Agreement be found to be void, invalid or unenforceable by a court of law, which finding shall only affect the provisions found to be void, invalid or unenforceable and shall not affect the remaining provisions of this Agreement.
- C. This Agreement is governed by the laws of the State of Georgia and any actions resulting from this Agreement shall be filed in a court of competent jurisdiction in Camden County, Georgia.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized and respective boards, have caused their names and seals to be affixed hereto, on the day and year first above written.



CAMDEN COUNTY SCHOOLS
By and through its Board

BOARD SEAL

Tracolya Green, Superintendent

Attest: _____

Signed, sealed and delivered in the presence
of:

Notary Public Kingsland, Georgia
My commission expire: _____

City of Kingsland, by and
Through its Mayor and City Council

City Manager

Attest: _____

Signed, sealed and delivered in the presence
of:

Notary Public Kingsland, Georgia
My commission expire: _____

EXHIBIT A

SRO Duties and Responsibilities

- A. Be a visible, active law enforcement figure on campus dealing with law enforcement, security matters and school code violations originating on the assigned campus for the purposes of discouraging criminal activity.
- B. Monitor the school(s), programs, and events to ensure the safety of students and staff and respond to matters when asked by administrative staff that are within the purview of the services to be provided in this Agreement, including major disruptions and criminal offenses, which occur at Camden County Schools, programs, and events.
- C. Be a resource for students, teachers and parents which will enable them to be associated with a law enforcement figure and role model in the students' environment by projecting a professional and approachable image to the same.
- D. Investigate perceived and potential Camden County Schools rule violations, disruptions, and criminal matters, occurring upon Camden County Schools premises and at related events, at the direction of administrative staff and provide support to the same during such investigations.
- E. While on duty for Camden County Schools report to the school administrative staff about investigations and assistance with investigations and share information with the administrator about persons and conditions that pertain to campus safety concerns.
- F. Arrest and/or transport students, as deemed necessary by the SRO, when conduct occurs upon Camden County Schools premises and related events that warrant such actions.
- G. Act upon the report of criminal activity or complaints by Camden County Schools and exercise such duties and responsibilities as obligated by a law enforcement officer regarding the same.
- H. While on duty for Camden County Schools, report all crimes originating on campus and at off campus events and programs to the principal/administration. Information on cases that are worked off-campus by the Kingsland Police Department or other agencies involving students on a campus or events/programs of a school served by an SRO will be provided to the SRO, but the SRO will not normally be actively involved in off-campus investigation(s).
- I. Understand that disciplining students is Camden County Schools responsibility and, when necessary, take students who violate the code of conduct to the principal's office for discipline to be meted out by school officials.
- J. Operate under Camden County Schools Unified Operating Procedures for SROs/SRDs.

- K. Be involved in school discipline when it pertains to preventing a disruption that would, if ignored, place students, faculty, and staff at risk of harm, by resolving the problem to preserve the school climate.
- L. Provide traffic control at school(s), programs, and events, when deemed necessary, for the safety of students, staff, and the general public.
- M. Assist in the development of plans and strategies to prevent and/or minimize dangerous situations which might result in student unrest, as requested by school administration.
- N. Coordinate all of his/her activities with the principal and designated staff members and will seek permission, guidance, and advice prior to enacting any programs within the school.
- O. Provide, overall, law enforcement and security duties at Camden County schools, programs, and related events.
- Q. Wear approved department uniform, formal business attire or business casual with appropriate Police logos and name badges depending on the time of school year, the type of school activity or program, and the requests of Camden County Schools and/or Chief of Police. Camden County Schools and Chief of Police shall jointly set expectations and resolve any disputes in this area.
- R. Wear their department authorized duty weapons in accordance with the Kingsland Police Department policy.
- S. Function as a liaison between Camden County Schools and the Kingsland Police Department and foster a strong, positive relationship between the same.
- T. Be assigned to perform other security and patrol duties as requested by the Board of Education and agreed to by the Chief of Police.
- U. Shall not act in any manner or engage in any behavior that Camden County Schools believes is unbecoming, unwarranted or unethical with students, staff, and invitees.

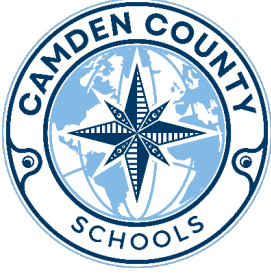
Exhibit B

SRO Compensation

A. Camden County Schools shall compensate the City equal to the actual costs that the City incurs for each SRO plus mileage at the current IRS rate outside normal commute to and from assigned school campus incurred by each SRO in performing their duties for Camden County Schools. This compensation is for the services of the SRO for hours actually worked per school calendar year at rate structure below. If a relief or replacement SRO is utilized, the hourly rate compensation shall be adjusted accordingly. The compensation shall be as follows, with additional information shown on the School Resource Officers Reimbursement form attached hereto:

Officer	School	Regular Hourly Rate (includes benefits)	Overtime Rate (includes FICA)
Warner	Camden Middle	\$43.67	\$46.16
Flowers	High School	\$44.48	\$57.70
Sosa	High School	\$34.68	\$43.00

- B. Compensation for SRO services shall be paid monthly at times agreed upon between the Camden County Schools and City.
- C. Payment shall be made within thirty (30) days of receipt of a detailed invoice from the City identifying the SRO, hours worked and prorated pay for the SRO for the month.
- D. SROs shall continue to accrue leave pursuant to the applicable policies of the Kingsland Police Department and/or City.
- E. The Chief of Police may approve Camden County Schools request for services outside of the scheduled hours and scope of specified duties at an additional hourly rate per SRO assigned. Such rate and times shall be agreed upon by Camden County Schools and Chief of Police, in writing, prior to the services being provided by the SRO. Overtime may be incurred by the SRO as a result of the approved additional services as requested by Camden County Schools.
- F. For purposes of this Agreement, and any renewal thereof, any hours incurred by an SRO in excess of 40 hours per pay period week will be designated as compensatory time, meaning the School District shall pay the equivalent of time and a half of the SRO's hourly rate of pay for every hour worked beyond 40 hours in a one-week pay period.



311 South East Street, Kingsland, GA 31548
 Telephone: (912) 729-5687

Dr. Tracolya Green, Superintendent

Contracted Services Agreement

Name of Individual or Business: Kingsland's Police Department

Address: P.O Box 250 Kingsland, GA 31548

Social Security / Tax Identification Number: 58-6000601

Date(s) of Service: (list individual dates): July 1, 2026 – June 30, 2027

Type of Service Provided: (3) School Resource Officers (2 – CCHS, 1- CMS)

Contracted Service Fee Structure:

Officer	School	Regular Hourly Rate (includes benefits)	Overtime Rate (FICA included)
Warner	CMS	\$43.67	\$46.16
Flowers	CCHS	\$44.48	\$57.70
Sosa	CCHS	\$34.68	\$43.00

 CONTRACTOR'S SIGNATURE

 (DATE)

 ADMINISTRATOR'S SIGNATURE

 (DATE)

 SUPERINTENDENT'S SIGNATURE

 (DATE)

Accounting Code: 100-2600-9900-2600-00-(20,31) – 21-0000-559500-00000

 (FUND NAME)

EXECUTIVE DIRECTOR OF HUMAN RESOURCES: _____

DATE: _____

TRS Approval: N/A Not Granted Granted: _____

(Fund/Date)

Retired: Yes No
 Certified / GACE: Yes No
 Background Check: Yes No

Board Members:

Jonathon Blount, Chairman • Allison Murray, Vice-Chairman Jason Chance •
 Melissa Hodge • Amy Melton

