



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • AUGUST 10, 2026

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

IV. CONSENT DOCKET

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

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Home Occupation — 102 Lake Manor Drive — Parcel 107R 041
Alice Miner has applied for a home occupation permit for a craft business known as "Whimsical Little Wonders." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning PD/R. **Planning Commission recommends approval.**
2. Final Plat - The Preserve at Camden Woods Phase 2E
Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods Phase 2E, consisting of 15 family lots on approximately 2.15 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat includes part of Collin Nicholas Drive. Zoning is PD/MU. **Planning Commission recommends approval.**
3. Final Plat - Canopy Oak Phase 2
Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oak Phase 2, consisting of 87 family lots on approximately 32.58 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025. Zoning is PD/R-2. **Planning Commission recommends approval.**
4. Update for Information Only — Preliminary Plat - Miles Branch Subdivision

Bill Gross, with Haddock Road Holdings, LLC has submitted a Preliminary Plat application for Millers Branch Subdivision, consisting of 279 single family lots on approximately 69.99 acres. This is the first phase of the GA/FL Gateway Project on Exit 1. Zoning is C-8 (Interchange Transitional).

5. Special Use Permit - Kristopher Cagle - K25 08 002

Kristopher Cagle is requesting approval of a Special Use Permit to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approximately 1.1 acres located on the west side of South Lee Street. Zoning is C-2, and is located in C-1A Commercial Corridor District.

The Downtown Development Authority expressed opposition to the requested Special Use Permit, finding that the proposed use is not consistent with the intent or requirements of the C-1A Commercial Corridor Zoning District. The Planning Commission recommends approval of the request.

VIII. NEW BUSINESS

1. Approval of: Capital Recovery Fee Prepayment Agreement

This agreement is between the City of Kingsland and Haddock Road Development Company, LLC. Under the terms of the agreement, the developer prepays capital recovery fees, giving the City upfront funding to move forward with the Haddock Road utility extension sooner. In return, the developer receives credits that can be used against future capital recovery fees for residential dwelling units constructed within the property. The agreement includes a limited refund if the City does not proceed, but once the project is authorized to move forward, the prepayment is non-refundable.

Staff and City Attorney recommend approval.

2. Approval of: Addendum to Water Tank Maintenance Contract with Utility Service Co., Inc.

The amendment includes the repainting of the Harrietts Bluff elevated water tank to the City's "True Blue" color scheme, installation of a new City logo, and repositioning of the logo as requested, at a one-time cost of \$69,397.00. The addendum also revises the maintenance schedule by advancing the exterior rehabilitation of the Harrietts Bluff tank from 2031 to 2028 and deferring the South Grove Boulevard tank rehabilitation from 2028 to 2031. This schedule adjustment does not change the total contract cost but shifts the timing of the associated annual maintenance fees. All other terms and conditions of the original agreement remain unchanged.

Staff recommends approval.

3. Approval of: Georgia Power Easement - Water Treatment Plant #3

Consider approval of a Georgia Power easement at Water Treatment Plant #3 to allow for the installation, operation, and maintenance of electrical infrastructure necessary to serve the facility.

Staff recommends approval

4. Approval of: Fire Department Furniture Purchase via Piggyback Contract

The Police Department recently completed a competitive bid process for furniture and awarded the contract to Icon USA as the lowest responsive and responsible bidder. The Fire Department is requesting approval to utilize (piggyback) this existing contract to purchase 47

pieces of furniture at the same unit pricing for Fire Station 3 upon completion of the remodel. This approach ensures cost efficiency and avoids duplication of the procurement process. The total cost for the Fire Department purchase is \$20,041.26 and is within the department's budget.

Staff recommends approval.

5. Bid Award: Lions Park Redevelopment Construction Services

The City solicited sealed proposals from qualified firms to provide construction services for the redevelopment of Lions Park.

Based on the scoring matrix, staff and the project architect recommend awarding the contract to Lavender & Associates, Inc with a total base price not to exceed \$7,684,405. Following award, all parties involved will work through value engineering to identify potential adjustments and substitutions that may reduce the overall contract price while maintaining the project's essential scope, quality, and function. Any value engineering recommendations that are accepted will be subject to City approval and through contract modification.

6. Bid Award: Purchase of One (1) Wheel Balancer

Consideration of bid award for the purchase of a wheel balancer for the Fleet Department. Although this item was not included in the current budget, the existing unit is inoperable, has no warranty, and cannot be repaired. Funds have been reallocated from the computer maintenance and equipment rental line items to capital outlay to provide budget capacity for this purchase.

Staff recommends the low bid from O'Reilly Auto Parts for \$9,059.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Home Occupation- 102 lake Manor Drive - Parcel # 107R 041

Summary:

Alice Miner has applied for a home occupation permit for a craft business known as “Whimsical Little Wonders”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Home Occupation #HOCC-26-0017

Record Overview

Record Number: HOCC-26-0017

Record Type: Home Occupation

Record Status: In Progress

Record Submitted At: Thursday July 9, 2026

Record Address: 102 Lake Manor Dr, Kingsland GA 31548

Record Owner: Scott Kimball

Record Applicant User: Alice Miner

Record Applicant Company: Whimsical Little Wonders

Form Submission

Applicant Contact:

Alice Miner

102 Lake Manor Drive

Kingsland, GA 31548

whimsicalw@gmail.com, (304) 639-2759

Group/Business you represent: Whimsical Little Wonders

Street address where this use is to be located:

102 Lake Manor Dr, Kingsland GA 31548

Description of the business:

I make handcrafted items like hair bows, coin purses, keychains, and other sewn items to sell at markets, festivals, and other events that allow vendors. There is no storefront. I just make the items at home to sell at events.

Is the applicant the same as the Owner of the Site?: Yes

Owner of site (if not applicant):

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.: Yes

Generated Documents

No documents generated

Record Report for Home Occupation #HOC-28-0047

Record Overview

Record Number HOC-28-0047

Record Title Home Occupation

Record Status In Progress

Record Submitted On Thursday, May 1, 2014

Record Address 10000 Main Street, Westland, CA 93894

Record Owner John Smith

Record Assigned To Mr. Anderson

Record Assigned Department Planning & Zoning

Form Submission

Attachment Contact

Mr. Smith

10000 Main Street

Westland, CA 93894

Owner Signature See Attachment: Signature of John Smith

Submit to show when this form is no longer valid

File Name HOC-28-0047-01.pdf

Location of the business

I have completed the form and the fee. I am submitting this form to the Planning & Zoning Department. I am not sure if I am submitting this form in the correct manner. I am not sure if I am submitting this form in the correct manner. I am not sure if I am submitting this form in the correct manner.

Is the applicant the owner of the property at the site? Yes

Owner's name: John Smith

I understand that the Planning & Zoning Department may require me to provide additional information. I understand that the Planning & Zoning Department may require me to provide additional information. I understand that the Planning & Zoning Department may require me to provide additional information. I understand that the Planning & Zoning Department may require me to provide additional information. I understand that the Planning & Zoning Department may require me to provide additional information.

Generated Documents

The following documents



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

APPLICANT: Alice Miner

ADDRESS: 102 Lake Manor Drive

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: () 304 639-2759

FAX: () _____

E-MAIL: whimsicalw@gmail.com

PROPOSED BUSINESS: Handmade crafts to sell at markets

LOCATION: 102 Lake Manor Drive Kingsland GA 31548

TAX PARCEL: 107R041

ZONING: PD/R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 150 Business area sq. ft. 2400 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.

Alice Miner
SIGNATURE OF APPLICANT

7/9/26
DATE

mod. 18, 19, 20, 21, 22, 23

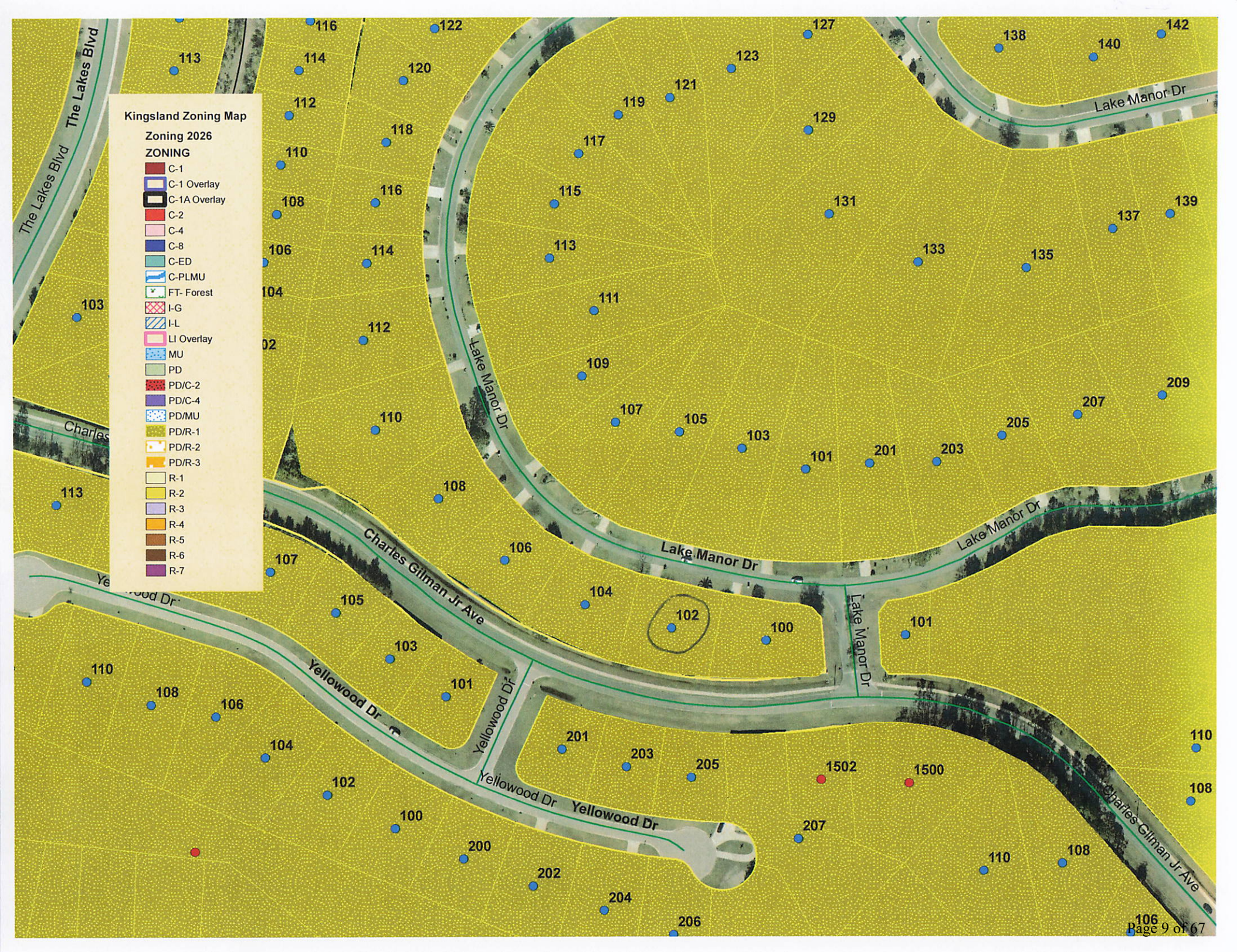
18, 19, 20, 21, 22, 23

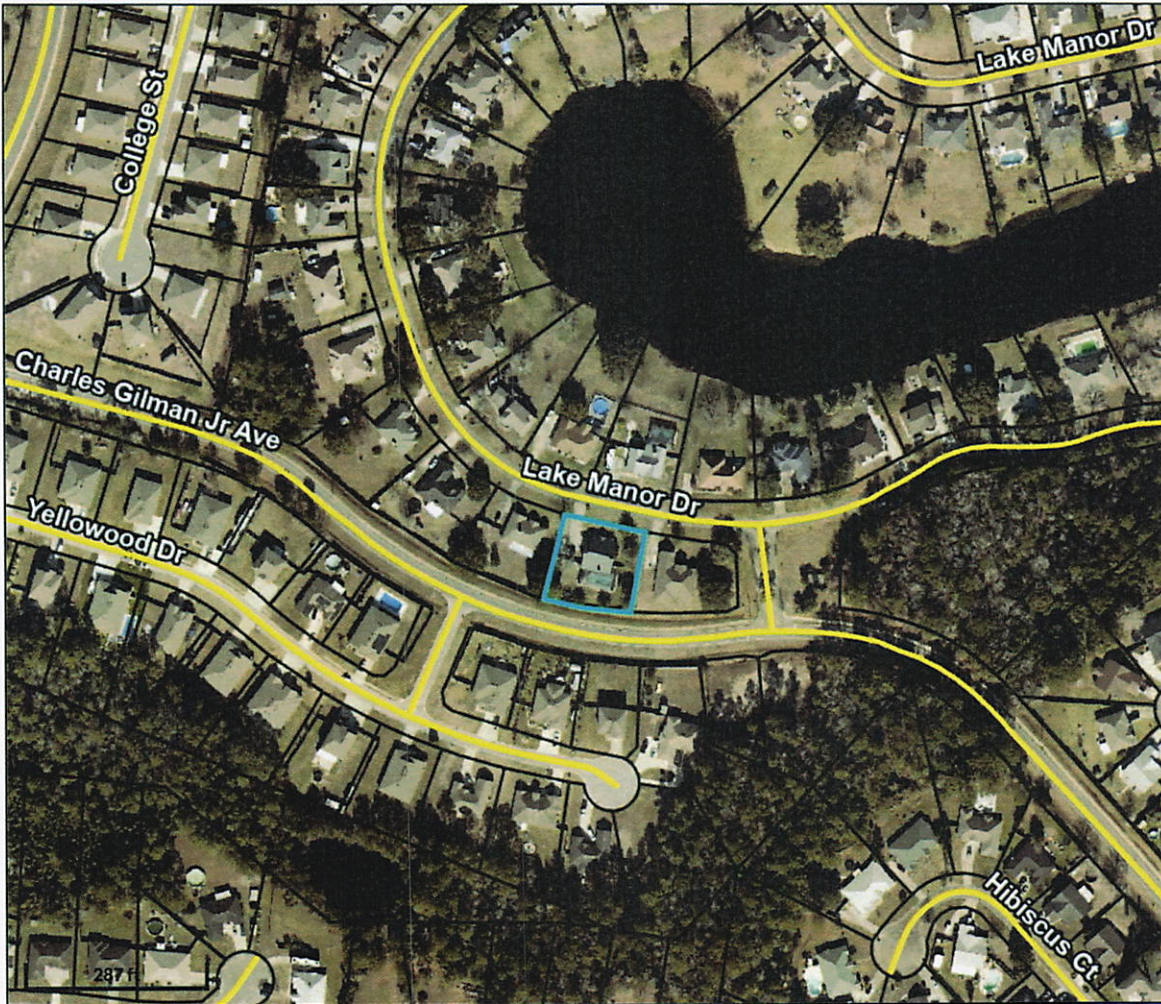
Kingsland Zoning Map

Zoning 2026

ZONING

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





Overview



Legend

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

Parcel ID	107R 041	Owner	MINER ALICE MARIE & DONALD LEE	Last 2 Sales			
Class Code	Residential		MINER	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		102 LAKE MANOR DRIVE	8/13/2024	\$387500	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	5/3/2021	\$312000	FM	Q
Acres	0.38	Physical Address	102 LAKE MANOR DR				
		Assessed Value	Value \$368313				

(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: 7/9/2026

Last Data Uploaded: 7/8/2026 7:09:47 PM

Developed by  SCHNEIDER
GEOSPATIAL



Receipt #3945 for Record #HOCC-26-0017

Billed To

Whimsical Little Wonders
102 Lake Manor Dr
Kingsland, GA 31548

Receipt Details

Invoice Number: #4070
Requested Date: July 9, 2026, 8:58am
Paid Date: July 9, 2026, 9:09am
Paid By: Alice Miner

Record Information

Submission Details

Applicant: Alice Miner
Record Type: Home Occupation
Applicant Company: Whimsical Little Wonders
Applicant Company Address: 102 Lake Manor Drive, Kingsland, 31548

Property Details

Address: 102 Lake Manor Dr, Kingsland GA 31548
Parcel: 107R041

Fees

Fee	Description	Explanation	Total
Home Occupation		\$50.00 * 1	\$50.00

Subtotal: \$50.00
Processing Fee: \$1.75
Total Paid: \$51.75
Payment Method: GovernmentWindow (Credit Card)

Thank you for your payment.



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

July 09, 2026

Member:

*Kathy Markes, Chairwoman
Becci Shannon, Vice Chairwoman
Mike Anderson
Angela Halliwell
William Huebener
Judy Smith-Burris
William Sopp*

TO WHOM IT MAY CONCERN:

Alice Miner filed an application with our office. The applicant asks that the Kingsland Planning Commission recommend approval and that the Kingsland City Council approve the following item:

(X) HOME OCCUPATION: The applicant has applied for a Home Occupation Permit for home craft business known as "Whimsical Little Wonders" located at 102 Lake Manor. Map & Parcel 107R 041. Zoning is R-1.

In order to review the application, the Kingsland Planning Commission will hold a meeting on Monday, August 3, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission recommendation at their meeting on Monday, August 3, 2026 at 6:00 p.m. Both meetings will be held in the Kingsland City Hall Council Chambers located at 107 S. Lee St. in Downtown Kingsland.

If you are unable to attend either meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern. For further information, please call our office at 912-729-8296.

Sincerely,

Scott Kimball
Planning & Zoning Director



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods phase 2E, consisting of 15 single family lots on approx. 2.15 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat will include part of Collin Nicholas Drive.

Zoning: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0003

Record Overview

Record Number: FP-26-0003

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittany Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

LIH HOLDINGS, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

richie@sawyerandassociates.com, (912) 882-7725

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: THE PRESERVE AT CAMDEN WOODS, PHASE 2E

Subdivision street name: COLLIN NICOLAS DR.

Number of proposed lots: 15

Area of proposed subdivision (acreage): 2.15

Subdivision parcel number: 107 035

Generated Documents

No documents generated



Record Report for Final Plan SEP-28-0093

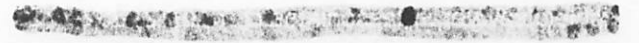
Record Overview

Record Number: RP-28-0093
Record Type: Final Plan
Record Status: In Progress
Record Submitted At: Thursday, June 28, 2023
Record Address: -
Record Owner: Scott Smith
Record Address Entry Method: -

Form Submission

I have read and understand that I am the affected party for

Additional Information:
The owner of the property and/or
the affected party is/are



is the affected party as the owner, lessee,

owner, or other person in charge.

When is your interest in the property?

Name of proposed subdivision: THE PROJECT AT CAMDEN WOODS PHASE 2B

Subdivision street names: OFF Rte 42 E

Number of proposed lots: 10

Area of proposed subdivision (acres): 2.10

Subdivision record number: 0000000000

Generated Documents

No documents generated

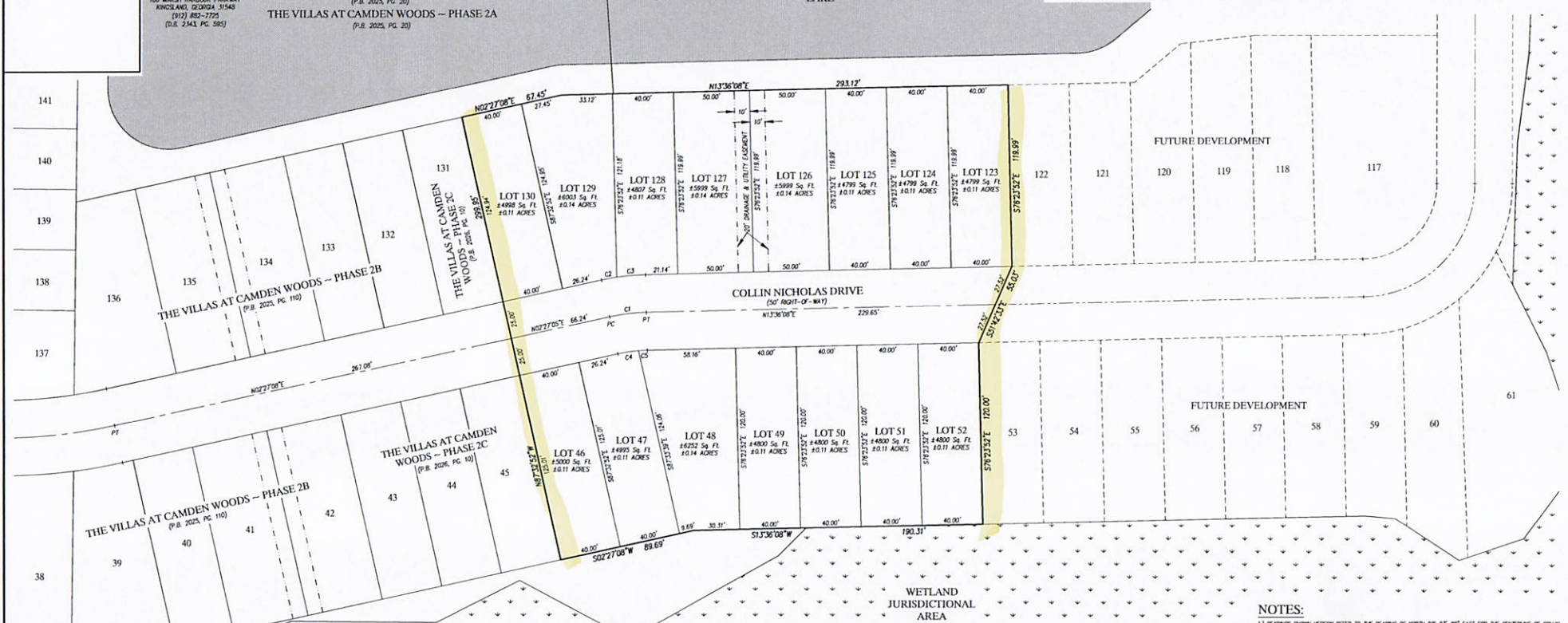
RESERVED FOR RECORDING PURPOSES

SAWYER ASSOCIATES

PROPERTY OWNED BY:
LBI HOLDINGS, LLC
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 892-7725
(T.L. 2341, PG. 595)

TRACT "D"
(P.B. 2025, PG. 20)
THE VILLAS AT CAMDEN WOODS - PHASE 2A
(P.B. 2025, PG. 20)

MAP TO SHOW SUBDIVISION PLAT OF
THE PRESERVE AT CAMDEN WOODS, PHASE 2E
FORMERLY KNOWN AS THE VILLAS AT CAMDEN WOODS,
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF LOT 2, CAMDEN WOODS SUBDIVISION, ACCORDING TO PLAT RECORDED IN P.B. 25, MAP 26, PUBLIC RECORDS OF SAID COUNTY)



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	24.35'	125.00'	118.10°	12.00'	24.29'	N08°01'20"E
C2	10.28'	150.00'	230.38°	5.14'	15.28'	N04°24'32"E
C3	18.91'	150.00'	71.23°	8.47'	18.90'	N03°02'27"E
C4	13.78'	100.00'	75.25°	6.89'	13.77'	N06°23'25"E
C5	5.88'	100.00'	319.25°	2.84'	5.88'	N07°38'29"E



OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

I, the owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certify that said owner has caused the subdivision of the land shown hereon by an actual survey, and does hereby irrevocably dedicate to the use of the public all roads and easements for the purposes they are labeled.

BY: RONALD SAWYER (AGENT) DATE

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: MAYOR DATE

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY: CHAIRMAN OF PLANNING COMMISSION DATE

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF NORTH 0°-27'-00" EAST FOR THE CENTERLINE OF COLLIN NICHOLAS DRIVE ACCORDING TO PLAT OF THE VILLAS AT CAMDEN WOODS, PHASE 2C, RECORDED IN PLAT BOOK 2025, PAGE 10, PUBLIC RECORDS OF SAID COUNTY.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS Lying OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3) THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON ARE BASED ON DESIGN DRAWINGS FOR THE VILLAS AT CAMDEN WOODS DEVELOPMENT PROVIDED BY OTHERS. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO DETERMINE THE ACCURACIES OF THESE WETLAND AREAS. SAID WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE AREAS WITHOUT PROPER AUTHORIZATION.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED R-1000. USE: BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 20 FEET; MINIMUM SIDE YARD SETBACK: 10 FEET FROM SIDE STREET; SETBACK FROM SIDE LOT LINE MAY BE ZERO; MINIMUM REAR YARD SETBACK: 10 FEET FROM REAR PROPERTY LINE.
- 6) SUBJECT PROPERTY CONTAINS 2.15 ACRES AND CONTAINS 10 LOTS.
- 7) SUBJECT PROPERTY IS CURRENTLY KNOWN AS PART OF THE PHASE 2C LOTS.
- 8) SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSLAND WATER AND SEWER, OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP NO. ENGINEERING & SURVEYING COMMUNITY NO. 13038, PANEL NO. 0305 & 0405, SHEET C.
- 10) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE & UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3000 FEET AND AN ANGULAR ERROR OF 30 SECONDS PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE. (INTERNAL SURVEY)
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3000 FEET.
DWG. BY: J.C. CDD BY: J.S.T.
PLAT DATE: 08-26-2026
DWG. # SD-2-3227-06-26

EQUIPMENT USED:
ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX

LEGEND:
O = SET 1/2" REBAR
LSP 1007
□ = SET 4"x4"x10" CONCRETE MONUMENT, LSP 1007
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR BONE PIPE IDENTIFICATION AS NOTED
▲ = FOUND P.V. NAIL & WAGON IDENTIFICATION AS NOTED
P.C. = PLAT CORNER
P.B. = PLAT BOOK
P.L. = PLAT DRAWER
D.B. = DEED BOOK
P.C. = PAZE
(ch) = CHORD
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVE
B.R.L. = 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

AKM SURVEYING, INC.
SURVEYORS & LAND PLANNERS
BY: JEFFREY S. FOSTER
CA. REGISTERED SURVEYOR NO. 3143
DATE: 06/24/2026

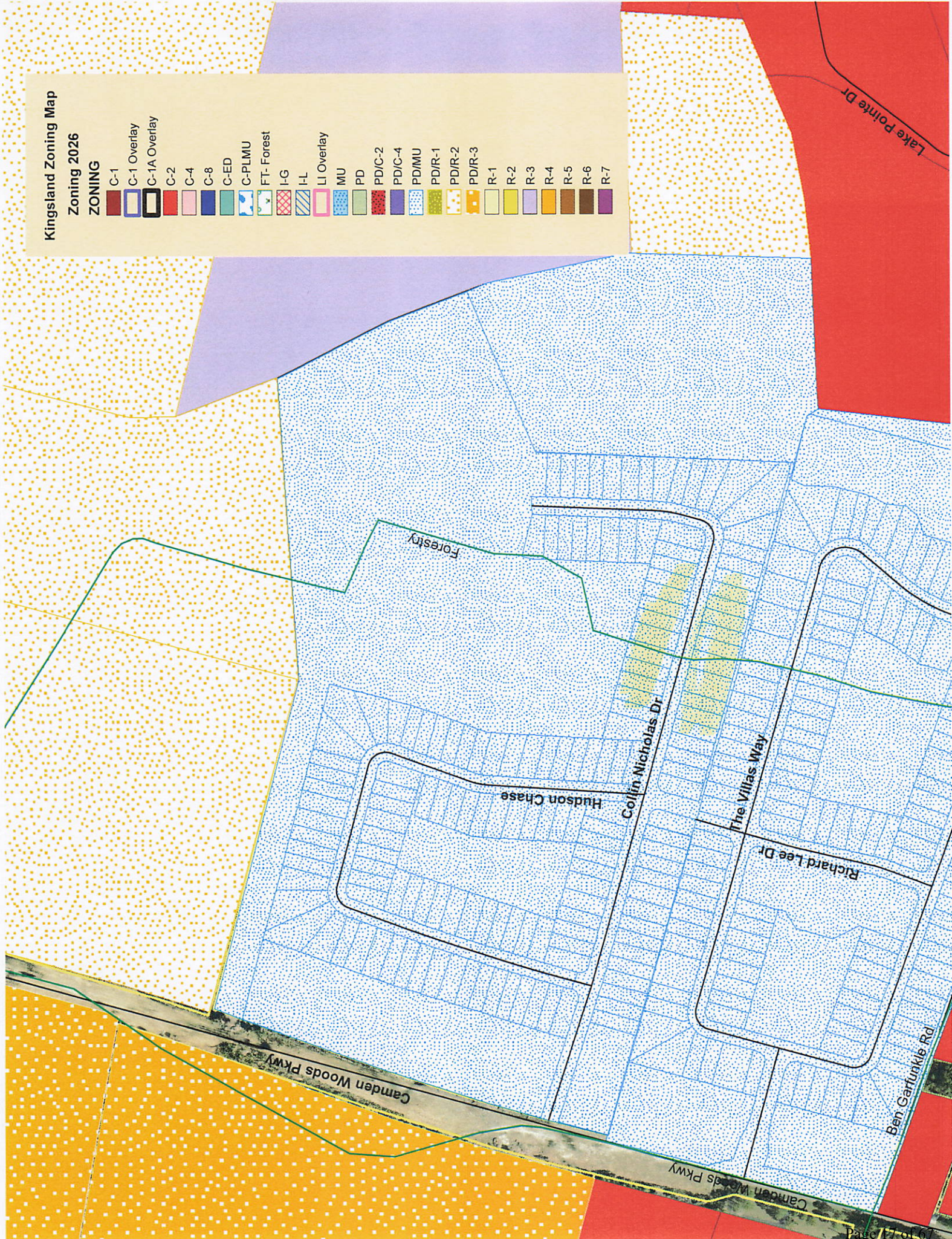
CERTIFICATION: As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use. (Ord. 2012-02-02). Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia set forth in the Uniform Land Use Planning and Mapping Act, Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

Kingsland Zoning Map

Zoning 2026

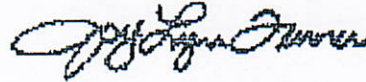
ZONING

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
-----	-------------	--------------	-----	-----	-----	------	--------	------------	-----	-----	------------	----	----	--------	--------	-------	--------	--------	--------	-----	-----	-----	-----	-----	-----	-----



2

DOCH:2024-004120
FILED IN OFFICE
6/25/2024 10:21:00 AM
BK:2310 PG:347-349
JOY LYNN TURNER
CLERK, SUPERIOR COURT
CAMDEN COUNTY, GA



REAL ESTATE TRANSFER TAX
PAID: \$2760.00

PT-61 020-2024-001592

By
Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 24-49416

STATE OF GEORGIA
COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made June 20, 2024, between **White Sands Land Co., LLC, a Georgia limited liability company**, of the first part, and **Gross Road Development LLC, a Georgia limited liability company**, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and

4941624-49416

behalf of the said party of the second part, its successors and assigns, forever,
IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns,
will warrant and forever defend the right and title to the above described
property unto the said party of the second part, its successors and assigns,
against the lawful claims of all persons owning, holding or claiming by, through
or under the said party of the first part.

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

White Sands Land Co., LLC

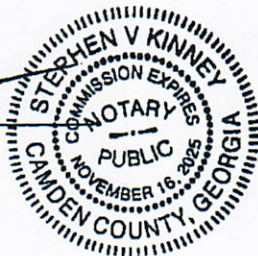
By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, Its Member

By : Jonathan M. Napier (SEAL)
Jonathan M. Napier, Its Member

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public



4941624-49416

Exhibit "A"

All those lots, tracts or parcels of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

All of Lots 9 and 10 of Camden Woods Subdivision, as more fully and accurately shown and described on that certain plat of survey, by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated July 29, 2009 as recorded in Plat Drawer 25, Map No. 6, Camden County, Georgia, records.

24-49416



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: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oaks Phase 2, consisting of 87 single family lots on approx. 32.55 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0002

Record Overview

Record Number: FP-26-0002

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittany Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

GROSS ROAD DEVELOPMENT, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

Phone: (912) 882-7725

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: CANOPY OAKS, PHASE 2

Subdivision street name: CANOPY CROSSING

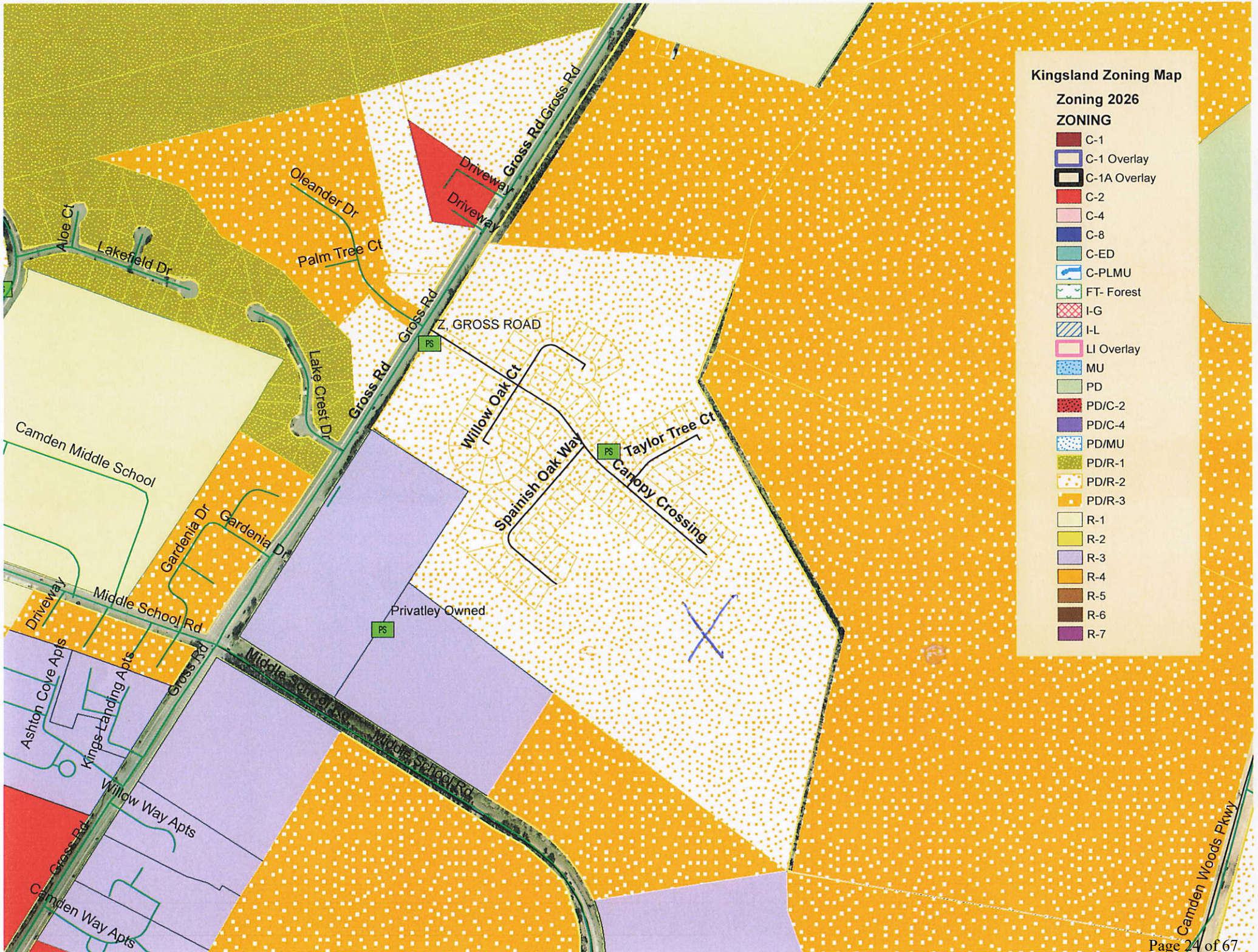
Number of proposed lots: 87

Area of proposed subdivision (acreage): 32.55

Subdivision parcel number: 107 042; 107 043

Generated Documents

No documents generated



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: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oaks Phase 2, consisting of 87 single family lots on approx. 32.55 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0002

Record Overview

Record Number: FP-26-0002

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittny Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

GROSS ROAD DEVELOPMENT, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

Phone: [REDACTED] (912) 882-7725

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: CANOPY OAKS, PHASE 2

Subdivision street name: CANOPY CROSSING

Number of proposed lots: 87

Area of proposed subdivision (acreage): 32.55

Subdivision parcel number: 107 042; 107 043

Generated Documents

No documents generated

PROPERTY OWNED BY:
GROSS ROAD DEVELOPMENT, LLC
100 MARSH HARBOUR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 882-7725
(D.B. 2310, PG. 347)

STATE OF GEORGIA, COUNTY OF CAMDEN

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

BY: RICHIE SAWYER (AGENT) DATE

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

BY: _____ MAYOR _____ DATE _____

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

BY: CHAIRMAN OF PLANNING COMMISSION DATE: _____

13. BEARING SMOKE HERGEN AS BASED ON THE STATE PLAIN COORDINATE SYSTEM FOR GEORGIA, EAST ZONE. THIS
14. WAY THEY HAVE EXIST ADJACENT RESTRICTIONS LOG THEIR SUBJECT PROPERTY, NOT SMOKE HERGEN, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID
15. COUNTY.

16. THE WETLAND JURISDICTIONAL AREA SMOKE HERGEN AREA, BASED ON CROSS SECTIONS FOR THE CANYON GAS DEVELOPMENT PROVIDED BY OTHERS, WHO
17. ATTEMPTED TO HAVE THEM FROM DETERMINING THE ACCURACY OF THESE WETLAND AREAS, SAID WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S.
18. ARMY CORPS OF ENGINEERS, WASHINGTON, D.C.

19. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

20. THE SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW. THE SURVEYOR HAS REVIEWED THE RECORDS, INCLUDING SMOKE FAIR, LOT AREA 4000 SQ. FT., LOT WITHIN
21. 500 FT. (NOT HARD SETTING) 200 FT. SMOKE YARD SETTING (NOTHING) 10 FT. BETWEEN BOUNDARIES, 100 FT. (FROM STREET) TO 75 FT. (FT.
22. FROM STREET) TO 100 FT. FROM YARD SETTING (NOTHING) 10 FT. (15' WALL), BUILDING HERGEN TO 75 FT. MAXIMUM PERCENTAGE
23. CONFORMANCE PERCENTAGE.

24. SUBJECT PROPERTY CONTAINS 4320 ACRES AND CONTAINS 67 LOTS IN 4 BLOCKS.

25. SUBJECT PROPERTY IS CURRENTLY BEING USED AS PORTIONS OF A LOT AND A LOT.

26. SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSBURY AND SAID OWNER'S DEVELOPER, INTENDING TO INSTALL LINES WITHIN SUBJECT PROPERTY.

27. SUBJECT PROPERTY IS NOW TO BE IN FLOOD ZONE DRAIN "D" (UNPAVED) AS PER FIRM MAPS FOR CANNON COUNTY, GEORGIA, DATED DECEMBER 20, 2011.

SHEET 1 OF 5
SEE SHEETS 2-5 FOR DETAILS



VICINITY MAP (NOT TO SCALE)

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

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

THIS WAP HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 370,765 FEET

○ = SET 1/2" REBAR LSF 1067	P.C. = PLAT CABINET
□ = SET 4"x4"x24" CONCRETE MOMENT, LSF 1067	P.B. = PLAT BOOK
■ = FOUND CONCRETE MOMENT IDENTIFICATION AS NOTED	P.D. = PLAT DRAWER
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED	D.B. = DEED BOOK
△ = FOUND PK. NAIL & WASHER IDENTIFICATION AS NOTED	PG. = PAGE
	(ch) = CHORD
	PG. = POINT OF CURVATURE
	PT = POINT OF TANGENCY
	PRC = POINT OF REVERSE CURVE
	B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
MAIL: AKW_SURVEYING@GMAIL.COM

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of Official Code of Georgia Annotated, Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or certificates should be confirmed with the appropriate governmental bodies by any purchaser or holder of this plat. The undersigned land surveyor certifies that the undersigned is duly licensed as a land surveyor in the State of Georgia as set forth in the Georgia Board of Registration for Professional Engineers and Land Surveyors, Georgia Code, Section 15-6-67.

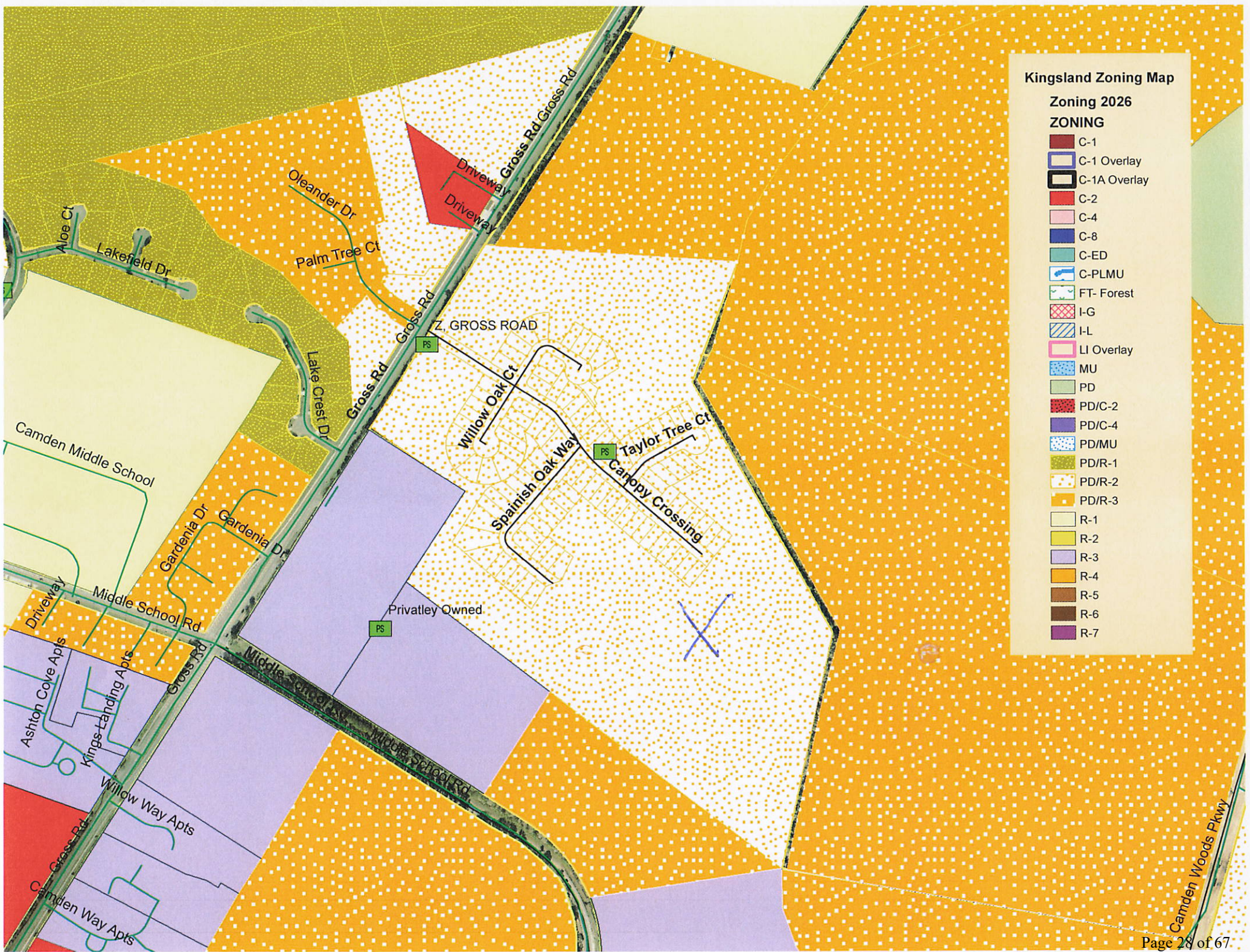
BY: Jeffrey S. Foster DATE: 06/24/2026
JEFFREY S. FOSTER
CL. REGISTERED SURVEYOR No. 3143

Kingsland Zoning Map

Zoning 2026

ZONING

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





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: August 3, 2026

Agenda Item: Preliminary Plat

Summary: Bill Gross, with Haddock Road Holdings, LLC has submitted a Preliminary Plat application for Millers Branch subdivision, consisting of 279 single family lots on approx. 69.99 acres. this is the first phase of the GA./FL Gateway Project on Exit 1.

Zoning: C-8 (Interchange Transitional)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Preliminary Plat #PRE-26-0004

Record Overview

Record Number: PRE-26-0004

Record Type: Preliminary Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: HADDOCK RD

Record Owner: Scott Kimball

Record Applicant User: Brittny Walker

Record Applicant Company: W.H.GROSS CONSTRUCTION

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

HADDOCK ROAD HOLDINGS,LLC BILL GROSS
1209 EAST KING AVE.
KINGSLAND, GA 31548

~~gross@whgross.com (912) 729-3564~~

Owner Information (if different):

HADDOCK ROAD HOLDINGS,LLC BILL GROSS

What is your interest if you are not the owner?: -

Name of proposed subdivision: MILLERS BRANCH SD

Neighborhood of subdivision: HADDOCK ROAD AREA

Subdivision street name:

HADDOCK RD

Number of proposed lots: 279

Area of proposed subdivision (acreage): 69.99

Subdivision parcel number: 121 009A

Generated Documents

No documents generated



Record Report for Preliminary Plot #P1RE-28-0004

Record Overview

Record Number: P1RE-28-0004

Record Type: Preliminary Plot

Record Status: In Progress

Record Submitted At: Thursday June 27, 2024

Record Address: HADDOCK RD

Record Owner: Scott K. Haddock

Record Address: 1000 Haddock Rd

Record Address: 1000 Haddock Rd

Form Submission

Documents are not saved. Part A of the attached form is

required. A signature

HADDOCK RD 1000 HADDOCK RD

1000 HADDOCK RD

1000 HADDOCK RD

1000 HADDOCK RD

Over Information (if attached)

HADDOCK RD 1000 HADDOCK RD

What is your interest? You are the owner.

Name of proposed subdivision: HADDOCK RD

Neighborhood of subdivision: HADDOCK RD

Subdivision area: 1000

HADDOCK RD

Number of proposed lots: 10

Area of proposed subdivision (acres): 10.00

Subdivision area number: 10.00

Generated Documents

No documents generated

PROPERTY OWNED BY:
HADDON ROAD HOLDINGS, LLC
1209 EAST KING AVENUE
KINGSLAND, GEORGIA 31548
(912) 729-3564
(D.B. 1669, PG. 653)



OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

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

BY: WILLIAM H. CROSS (AGENT) DATE:

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: _____ DATE: _____
MAYOR _____

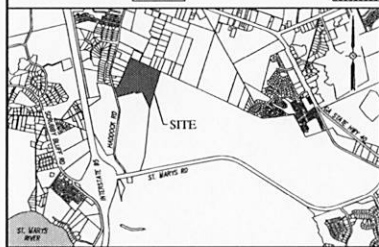
CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION

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

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

NOTES:

- 1) BEARING SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2) THERE MAY BE EXIST ADJACENT RESTRICTIONS LIMITING OWNER SUBJECT PROPERTY, NOT SHOWN HEREIN, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAG COUNTY.
- 3) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "P" (UNDESIGNED) AS PER FIRM F-1 MAPS, FOR CANNON COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP NO. 1300302G00, COMMUNITY MAP 13002, PLAN NO. 0353, SUFFIX G.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE CURSUS.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED PD. BUILDING SECTORS REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK: ZERO. HOWEVER, THERE MUST BE 10 FEET BETWEEN BUILDINGS; 15 FEET FROM SIDE STREET; MINIMUM REAR YARD SETBACK: 10 FEET FROM REAR PROPERTY LINE.
- 6) SUBJECT PROPERTY CONTAINS 168.66 ACRES AND CONTAINS 279 LOTS AND 11 TRACTS.
- 7) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS TAX PARCEL 121 005A.
- 8) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND AND WISER, CONVEYED/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) THE WETLANDS SHOWN HEREIN ARE BASED ON GPS LOCATIONS PROVIDED RESOURCE (LAND CONSULTANTS). THE ACCURACY OF SAID WETLANDS HAVE NOT BEEN VERIFIED BY THIS FIRM. THIS FIRM BEARS NO RESPONSIBILITY IN THE ACCURACY OF SAID WETLANDS. THE USER OF THIS REPORT SHOULD CONSULT WITH AN APPROPRIATELY LICENSED PROFESSIONAL ENGINEER OR JURISCONSULT. METERS REQUIRED APPROVAL PRIOR TO ANY CLEARING, FILL OR DISTURBANCE TO THESE AREAS.



VICINITY MAP (NOT TO SCALE)

GEORGIA FLORIDA GATEWAY, PHASE ONE

TAX PARCEL 121 0039
TRACT "B"
FLORIDA GATEWAY

TAX PARCEL 121 009
NOW OR FORMERLY LANDS OF
RAYDIENT ST. MARYS LLC
(D.B. 2280, PG. 857)

PREPARED BY
A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



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@GDS.NET

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
MILLERS BRANCH SUBDIVISION
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA

CERTIFICATION: As required by subsection (6) of O.C.G.A. Section 15-6-67, this has been prepared by a duly sworn land surveyor approved by all applicable local jurisdictions for recording as evidence, approval certificates, signatures, stamps, statements herein. Such approvals or affirmations should be confirmed with appropriate governmental bodies by a purchaser or user of this plat as to its intended use of any parcel. Furthermore, the undersigned land surveyor certifies this plat complies with the minimum technical standards of the Georgia Surveyors' Association and the Georgia Board of Land Surveyors and Registrars.

Registration of this plat with the Georgia Board of Land Surveyors and Registrars is required by O.C.G.A. Section 15-6-67. No. 3143

JEFFREY K. FOSTER
GA. REGISTERED SURVEYOR No. 31111
DATE: 07/08/2026

SCALE: 1" = 100'

DWN. BY: M.C. OED. BY: J.S.
F.B. NO. PG. 42 & 50

DWG. / SD-2-2378(A)-06

SHEET 1 OF 5

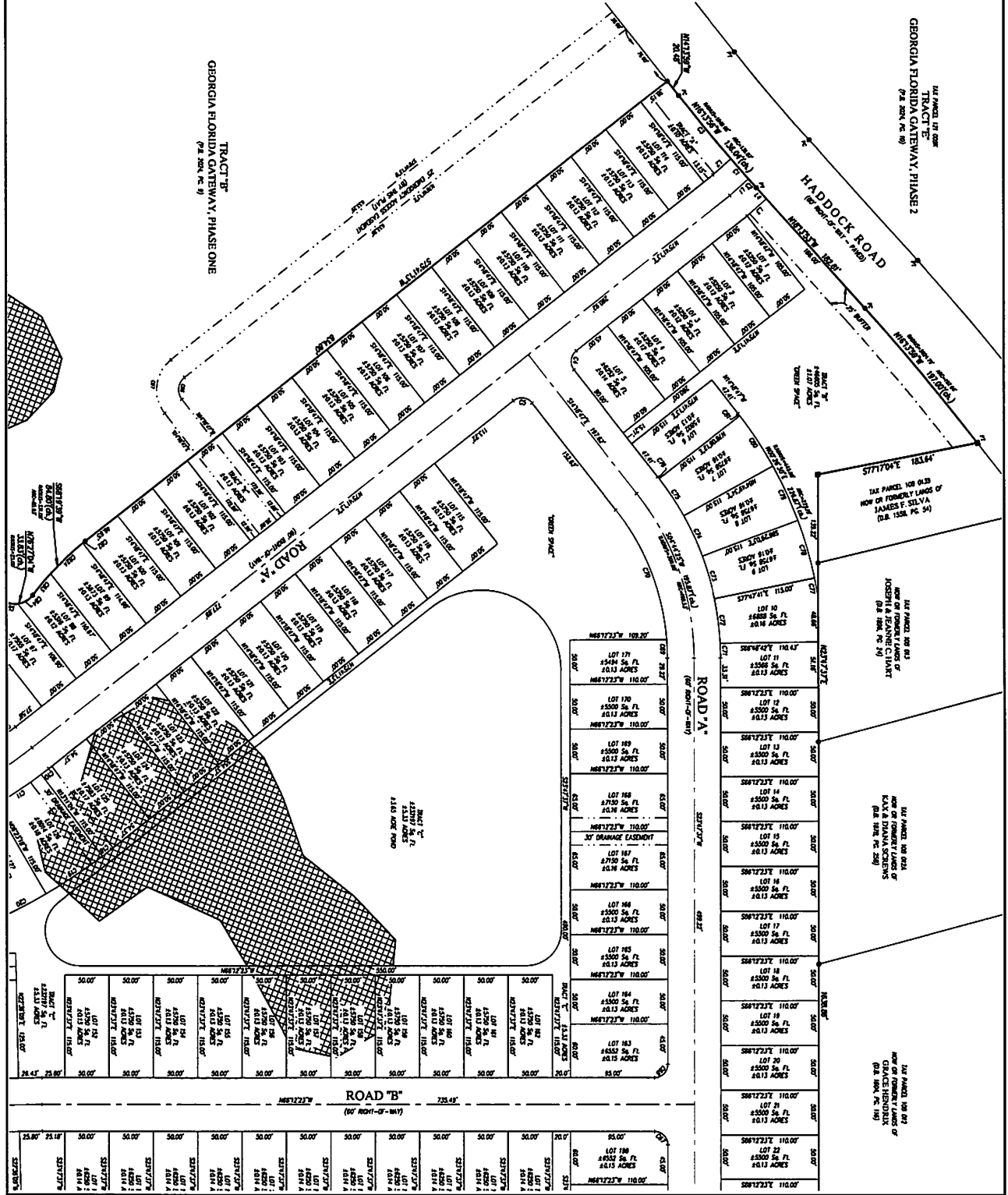
1/4 PARCEL 17, 1/4 CORNER
TRACT "E"
GEORGIA FLORIDA GATEWAY PHASE 2
(P.B. 2024, PG. 10)



LINE	DESCRIPTION	LENGTH
1	1/4 CORNER	1.00
2	1/4 CORNER	1.00
3	1/4 CORNER	1.00
4	1/4 CORNER	1.00

LINE	DESCRIPTION	LENGTH	AREA
1	1/4 CORNER	1.00	0.00
2	1/4 CORNER	1.00	0.00
3	1/4 CORNER	1.00	0.00
4	1/4 CORNER	1.00	0.00
5	1/4 CORNER	1.00	0.00
6	1/4 CORNER	1.00	0.00
7	1/4 CORNER	1.00	0.00
8	1/4 CORNER	1.00	0.00
9	1/4 CORNER	1.00	0.00
10	1/4 CORNER	1.00	0.00
11	1/4 CORNER	1.00	0.00
12	1/4 CORNER	1.00	0.00
13	1/4 CORNER	1.00	0.00
14	1/4 CORNER	1.00	0.00
15	1/4 CORNER	1.00	0.00
16	1/4 CORNER	1.00	0.00
17	1/4 CORNER	1.00	0.00
18	1/4 CORNER	1.00	0.00
19	1/4 CORNER	1.00	0.00
20	1/4 CORNER	1.00	0.00
21	1/4 CORNER	1.00	0.00
22	1/4 CORNER	1.00	0.00
23	1/4 CORNER	1.00	0.00
24	1/4 CORNER	1.00	0.00
25	1/4 CORNER	1.00	0.00
26	1/4 CORNER	1.00	0.00
27	1/4 CORNER	1.00	0.00
28	1/4 CORNER	1.00	0.00
29	1/4 CORNER	1.00	0.00
30	1/4 CORNER	1.00	0.00
31	1/4 CORNER	1.00	0.00
32	1/4 CORNER	1.00	0.00
33	1/4 CORNER	1.00	0.00
34	1/4 CORNER	1.00	0.00
35	1/4 CORNER	1.00	0.00
36	1/4 CORNER	1.00	0.00
37	1/4 CORNER	1.00	0.00
38	1/4 CORNER	1.00	0.00
39	1/4 CORNER	1.00	0.00
40	1/4 CORNER	1.00	0.00
41	1/4 CORNER	1.00	0.00
42	1/4 CORNER	1.00	0.00
43	1/4 CORNER	1.00	0.00
44	1/4 CORNER	1.00	0.00
45	1/4 CORNER	1.00	0.00
46	1/4 CORNER	1.00	0.00
47	1/4 CORNER	1.00	0.00
48	1/4 CORNER	1.00	0.00
49	1/4 CORNER	1.00	0.00
50	1/4 CORNER	1.00	0.00
51	1/4 CORNER	1.00	0.00
52	1/4 CORNER	1.00	0.00
53	1/4 CORNER	1.00	0.00
54	1/4 CORNER	1.00	0.00
55	1/4 CORNER	1.00	0.00
56	1/4 CORNER	1.00	0.00
57	1/4 CORNER	1.00	0.00
58	1/4 CORNER	1.00	0.00
59	1/4 CORNER	1.00	0.00
60	1/4 CORNER	1.00	0.00
61	1/4 CORNER	1.00	0.00
62	1/4 CORNER	1.00	0.00
63	1/4 CORNER	1.00	0.00
64	1/4 CORNER	1.00	0.00
65	1/4 CORNER	1.00	0.00
66	1/4 CORNER	1.00	0.00
67	1/4 CORNER	1.00	0.00
68	1/4 CORNER	1.00	0.00
69	1/4 CORNER	1.00	0.00
70	1/4 CORNER	1.00	0.00
71	1/4 CORNER	1.00	0.00
72	1/4 CORNER	1.00	0.00
73	1/4 CORNER	1.00	0.00
74	1/4 CORNER	1.00	0.00
75	1/4 CORNER	1.00	0.00
76	1/4 CORNER	1.00	0.00
77	1/4 CORNER	1.00	0.00
78	1/4 CORNER	1.00	0.00
79	1/4 CORNER	1.00	0.00
80	1/4 CORNER	1.00	0.00
81	1/4 CORNER	1.00	0.00
82	1/4 CORNER	1.00	0.00
83	1/4 CORNER	1.00	0.00
84	1/4 CORNER	1.00	0.00
85	1/4 CORNER	1.00	0.00
86	1/4 CORNER	1.00	0.00
87	1/4 CORNER	1.00	0.00
88	1/4 CORNER	1.00	0.00
89	1/4 CORNER	1.00	0.00
90	1/4 CORNER	1.00	0.00
91	1/4 CORNER	1.00	0.00
92	1/4 CORNER	1.00	0.00
93	1/4 CORNER	1.00	0.00
94	1/4 CORNER	1.00	0.00
95	1/4 CORNER	1.00	0.00
96	1/4 CORNER	1.00	0.00
97	1/4 CORNER	1.00	0.00
98	1/4 CORNER	1.00	0.00
99	1/4 CORNER	1.00	0.00
100	1/4 CORNER	1.00	0.00

TRACT "E"
GEORGIA FLORIDA GATEWAY, PHASE ONE
(P.B. 2024, PG. 9)



MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
MILLERS BRANCH SUBDIVISION
CITY OF KINGS LAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA

(BEING A REPLAY OF TRACT "A", GEORGIA FLORIDA GATEWAY, PHASE ONE, ACCORDING TO PLAT RECORDED IN P.B. 2024, PG. 8, PUBLIC RECORDS OF SAO COUNTY)

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

P.O. BOX 570
ST. MARYS, GEORGIA 31558
(912) 728-1507 PHONE
(912) 728-1509 FAX
GEORGIA LICENSED
SURVEY FIRM NO. 1067
DATE: 04/15/2024

DMC / SD-2-2378(A)-06-26
SHEET 2 OF 5

SCALE: 1" = 40'

DATE: 04/15/2024
BY: [Signature]
CHECKED: [Signature]

AKM
SURVEYING, INC.
SERVING YOU A LAND FLORIDA

INDEPENDENT



ST. MARYS COUNTY, FLORIDA 3208
P.O. BOX 570
(904) 726-1977 PHONE
(904) 726-1997 FAX

GEORGIA LICENSED
SURVEYOR LICENSED
SURVEY FROM JAN. 1987
EMAIL: AKM@AKMSURVEY.COM

MILITERS BRANCH SUBDIVISION
CITY OF KINGSLAND, 1606th G.M. DISTRICT
CAMDEN COUNTY, GEORGIA

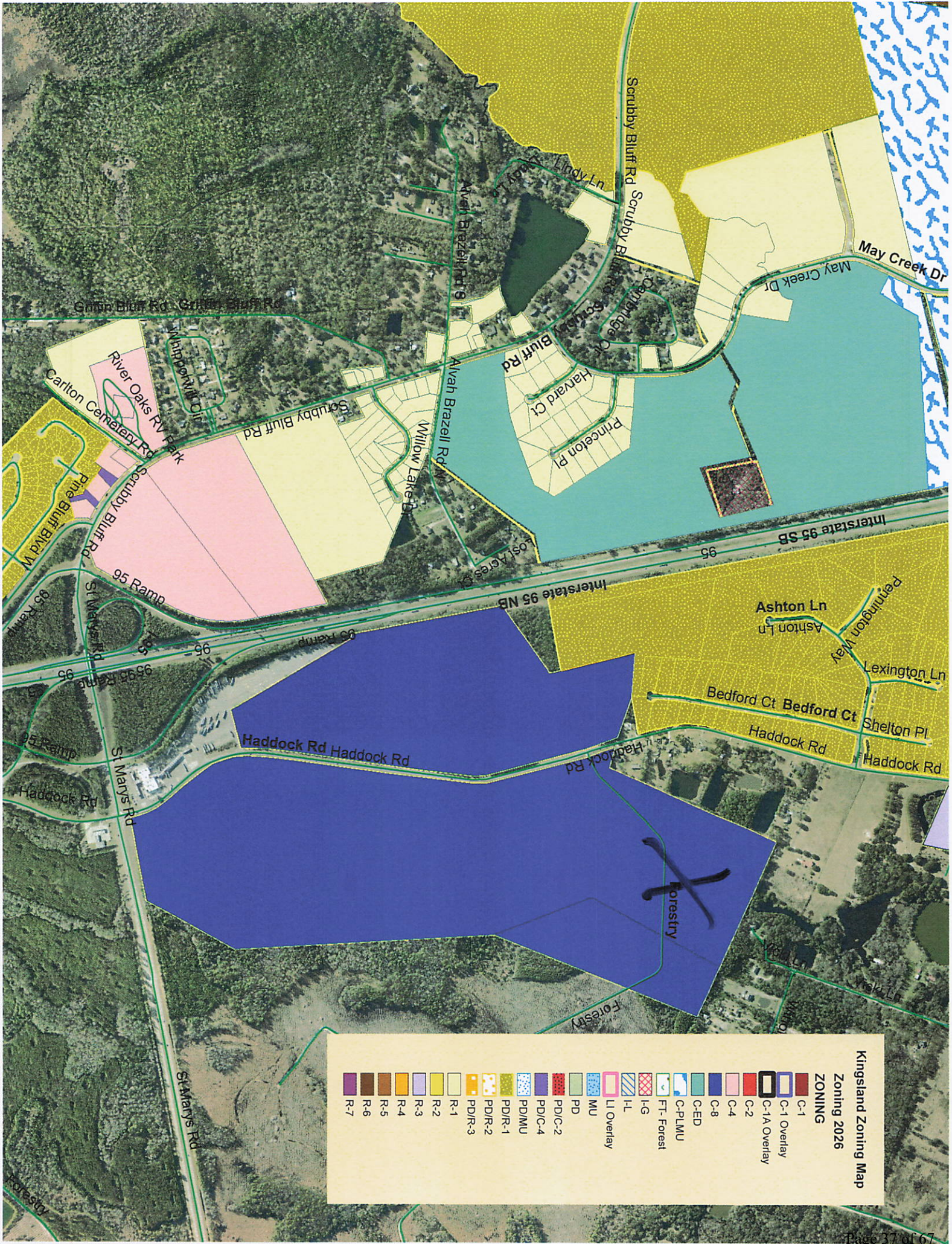
(BEING A REPEAT OF TRACT "A", GEORGIA PLATNOA GATWAY, PHASE ONE ACCORDING
 TO PLAT RECORDS IN P.B. 2024, P. 3, PUBLIC RECORDS OF SAID COUNTY)

DATE: 05/22/2024
DRAWN BY: JLS
CHECKED BY: JLS
DATE: 05/22/2024



DATE: 05/22/2024
DRAWN BY: JLS
CHECKED BY: JLS
DATE: 05/22/2024

SHEET 5 OF 5



Kingsland Zoning Map
Zoning 2026

C-1

C-1 Overlay

C-1A Overlay

C-2

C-4

C-8

C-ED

C-PLMU

FT - Forest

I-G

I-L

LI Overlay

MU

PD

PD/C-2

PD/C-4

PD/MU

PD/R-1

PD/R-2

PD/R-3

R-1

R-2

R-3

R-4

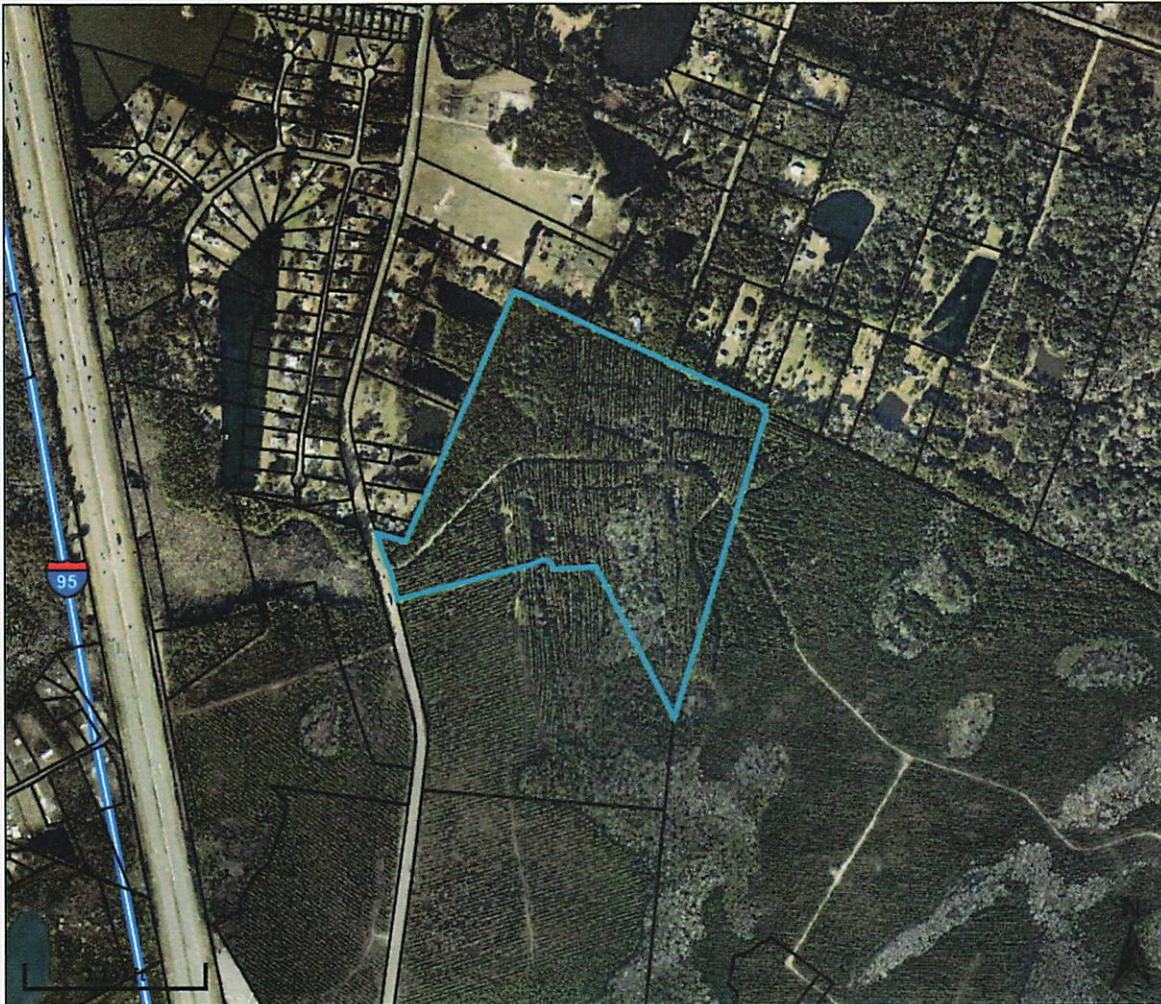
R-5

R-6

R-7



Camden County, GA



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	121 009A	Owner	HADDOCK ROAD HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		1209 EAST KING AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND TAD #1		KINGSLAND, GA 31548	1/12/2024	\$4500000	XS	U
	KINGSLAND TAD #1	Physical Address	n/a	6/21/2013	0	QC	U
Acres	69.66	Assessed Value	Value \$1532520				

(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: 7/9/2026

Last Data Uploaded: 7/9/2026 9:32:17 AM

Developed by SCHNEIDER
GEOSPATIAL

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Kristopher Cagle. The purpose of the permit is to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approx 1.1 acres located on the west side of S. Lee St.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, August 3, 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, August 10, 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 request may do so in person.

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



Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003
Record Type: Special Use
Record Status: Submitted
Record Submitted At: Thursday June 11, 2026
Record Address: S. Lee St
Record Owner: Scott Kimball
Record Applicant User: Kristopher Cagle
Record Applicant Company: STEFFENS

Form Submission

Contact:

Kristopher Cagle
200 Carrington Way
Kingsland, GA 31548

steffensrestaurant@yahoo.com, (617) 347-5400

The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for::
Other

Explain if other: Storage Units on Property

Location of property:

S. Lee St

Parcel no.: K25 08 002

Present zoning: C-2

Owner of property (if not applicant):

Proposed use of property:

Mixed use:

Southeast Building: Commercial kitchen with garage space.

Northeast Building: 2 Flex warehouse spaces. Each with garage, office & bathroom

Southwest Building: 4 RV storage units 15'x50'

West Building: 9 10'x10' storage units

Northwest Building: 4 RV Storage Units 15'x50'

Generated Documents

No documents generated

Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003
Record Type: Special Use
Record Status: Submitted
Record Submitted At: Property Use #1-0003
Record Address: 2, Use #1
Record Owner: John Smith
Record Applicant: John Smith
Record Applicant Company: STB P&G

Form Submission

Contact:
A. Smith
200 Washington Way
Kalamazoo, MI 49001



The Planning & Zoning Administrator informed the applicant that a special use permit is required for the proposed use.

Exclusion of other Special Use on Property

Location of property

2, Use #1

Parcel #1: 855 00 000

Present zoning: C-2

Character of property (if not residential)

Proposed use of property

Other use

General Building: General and minor with open space

Industrial Building: 2 Flex warehouse spaces. Each with drive-office & outdoor

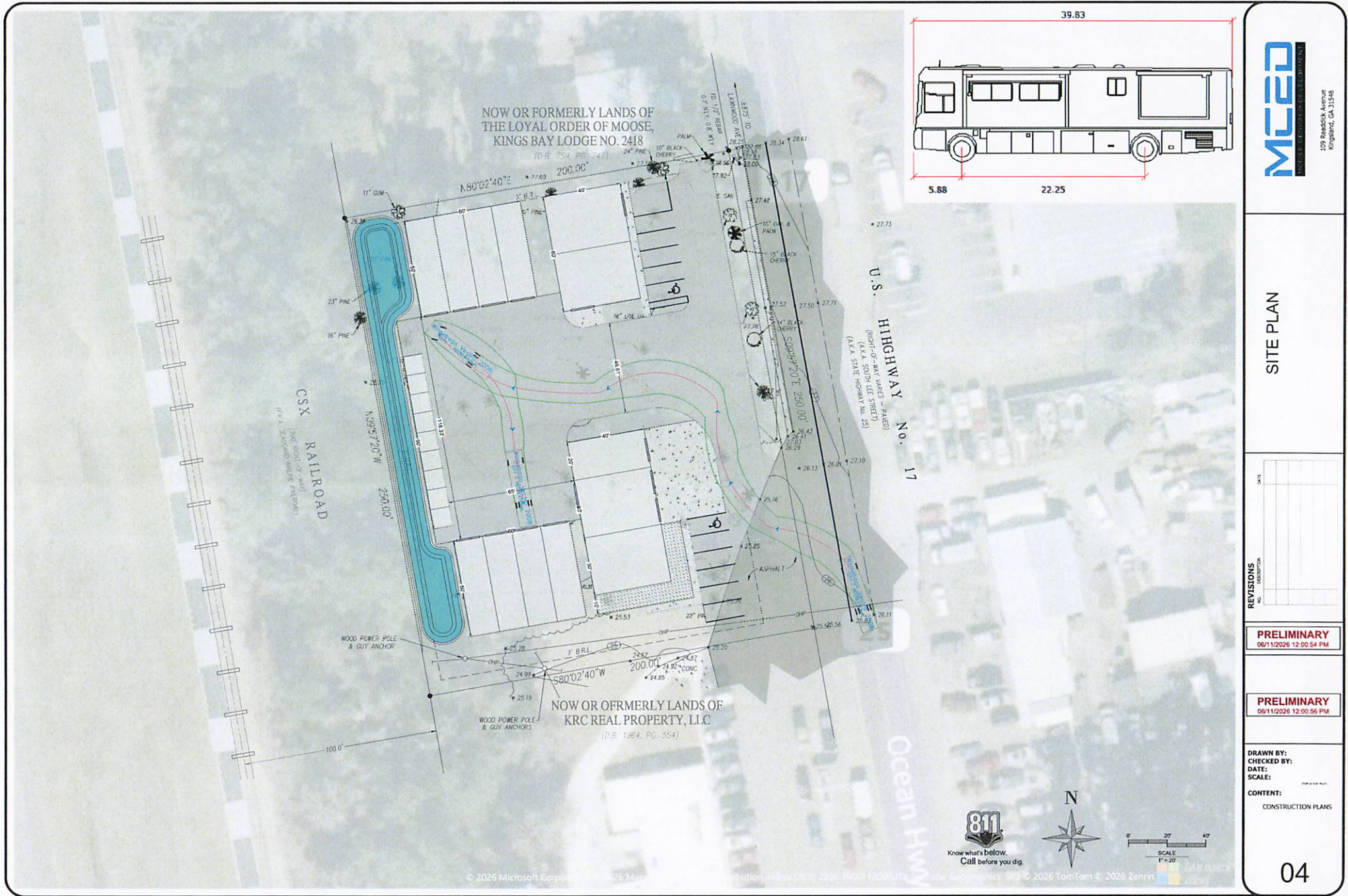
Southwest Building: RV storage units 15x30

West Building: 10x10 storage units

Northwest Building: A and B storage units 15x30

Generated Documents

Documents generated



FILING INFORMATION

CLOSURE STATEMENT:

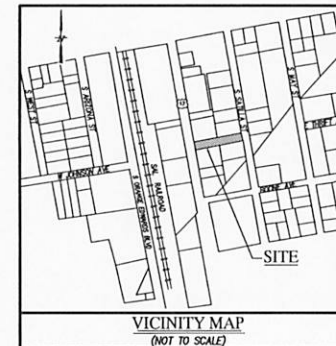
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING FIELD EQUIPMENT AND REQUIREMENTS CONSISTENT WITH GEORGIA BOARD RULE 180-07-.03. THE CALCULATED POSITIONAL TOLERANCE IS 0.04 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 60,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LINEAR: CARLSON BRK7 ANGULAR: CARLSON BRK7

NOW OR FORMERLY LANDS OF
 THE LOYAL ORDER OF MOOSE,
 KINGS BAY LODGE NO. 2418
 (D.B. 759, PG. 742)
 200.00'

MAP TO SHOW SURVEY OF
LOTS 18-22, DIXIE TERRACE,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
 (SAID DIXIE TERRACE ACCORDING TO PLAT RECORDED IN D.B. "GG", PG. 497, PUBLIC RECORDS OF CAMDEN COUNTY)
FOR: KRISTOPHER CAGLE
 CAMDEN COUNTY TAX PARCEL No. K25 08 002



ELEVATION NOTES:

- 1.) REFERENCE BENCH MARK: MAG NAIL SET IN PAVEMENT IN FRONT OF SUBJECT PROPERTY UTILIZING THE eGPS REALTIME SOLUTIONS, ELEV.=27.73' (NAVD 88).
- 2.) ELEVATIONS SHOWN THUS: +26.63'
- 3.) CONTOURS SHOWN THUS: —26—

LEGEND

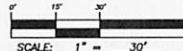
- DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DENOTES FD. CONC. MON.
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RAD = RADIUS
- Δ DENOTES SET MAG NAIL/HUB
- ▲ DENOTES FD. MAG NAIL/HUB
- B.R.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- PG. = PAGE
- (ch) = CHORD
- (typ) = TYPICAL
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- W = FRESHWATER
- P.B. = PLAT BOOK
- P.C. = PLAT CABINET
- P.D. = PLAT DRAWER
- P.C.C. = POINT OF COMPOUND CURVATURE
- ARC = ARC LENGTH
- ID = IDENTIFICATION
- FD. = FOUND
- P.R.C. = LICENSED BUSINESS
- L.S.F. = LICENSED SURVEY FIRM
- CONC. = CONCRETE
- MON. = MONUMENT
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS BOOK
- (T) = TOTAL
- (W) = WETLAND
- SQ. FT. = SQUARE FEET
- (r) = RADIAL
- F.P.L. = FLORIDA POWER & LIGHT
- W = WATER VALVE

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NA83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE eGPS SOLUTIONS REAL TIME NETWORK. ROTATE BEARINGS 01°-02'-40" CLOCKWISE TO MATCH PLAT BEARINGS.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- 4.) NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- 5.) PROPERTY IS CURRENTLY ZONED: C-2 (GENERAL DISTRICT)
- 6.) BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 25'
 SIDES: 7', 25' SIDE STREET; 15' ADJOINING RESIDENTIAL
 REAR: 7', 25' SIDE STREET; 15' ADJOINING RESIDENTIAL

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE SIGNING 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



F.B.: BSL DIGITAL, PG.: —
 DWG. No. BT-1-2668-04-28

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

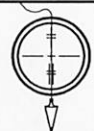
FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP No. 13039C0387G, COMM No. 130238, PANEL No. 0387, SUFFIX G, DATED: 12-21-2017 FOR: CAMDEN COUNTY, GEORGIA

I HEREBY CERTIFY THAT THE ABOVE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS AND IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

CAD FILE: BSL\CAMDEN\KINGSLAND\1606TH DIXIE TERRACE\1606TH DIXIE TERRACE CAGLE.DWG

DWN. BY:
 G.D.

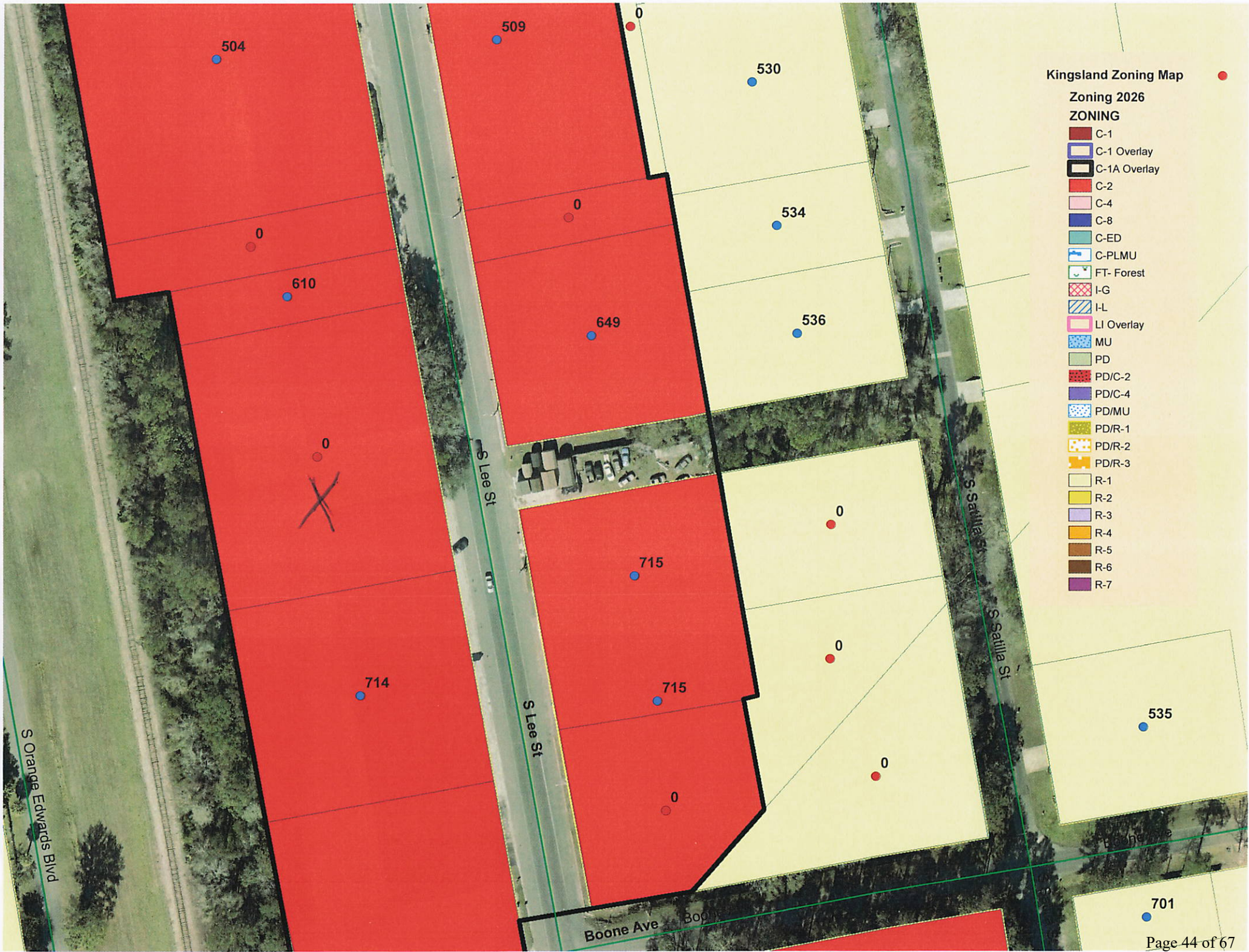


CKD. BY:
 R.B.

BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH HARBOR PARKWAY, UNIT 103
 KINGSLAND, GEORGIA 31548
 912-873-8940
 912-258-8998

LICENSED SURVEY FIRM No. 3267
 KRISTOPHER CAGLE
 REGISTERED SURVEYOR No. 2898 GA

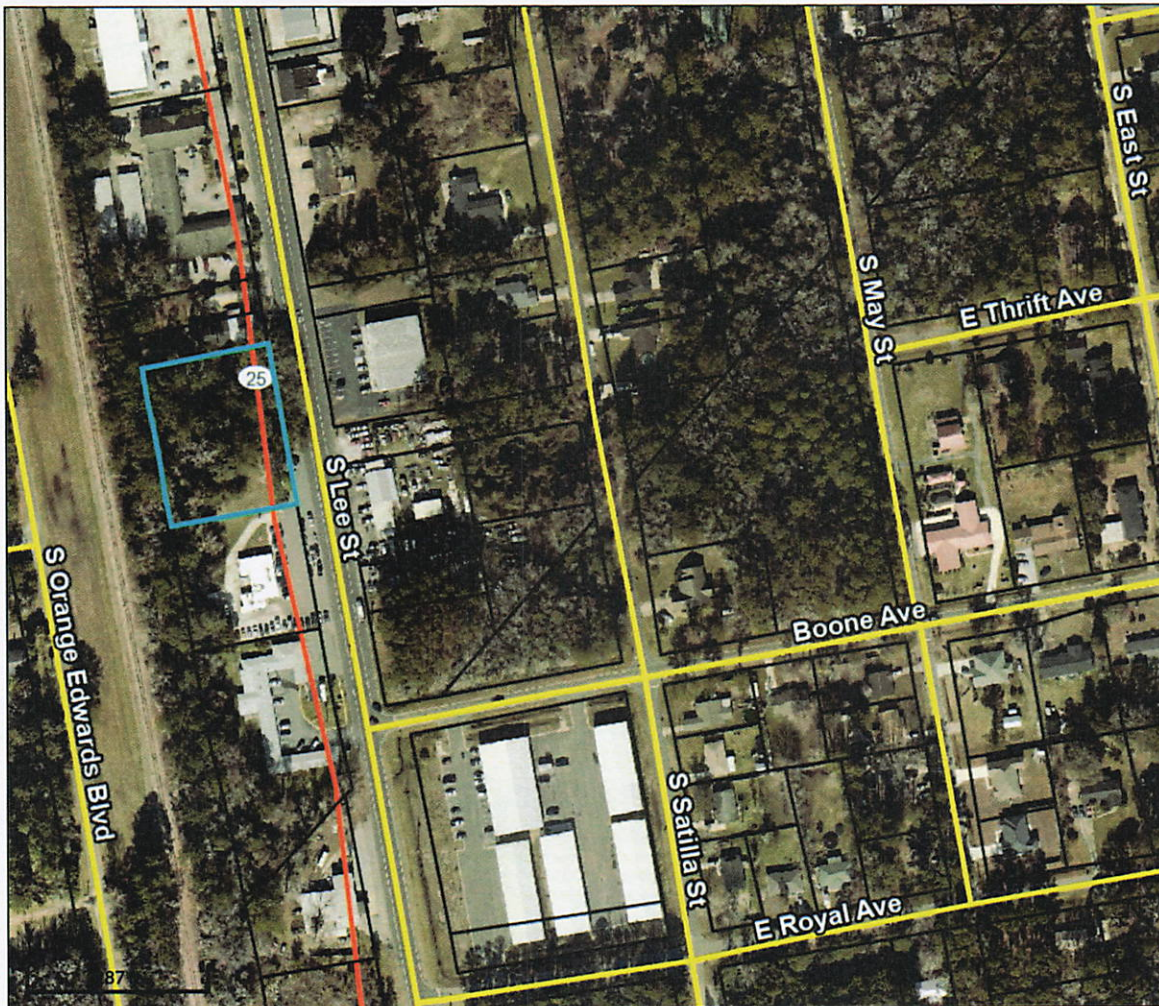
SURVEY DATE: 04-16-2026



Kingsland Zoning Map

Zoning 2026
ZONING

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



Overview



Legend

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

Parcel ID	K25 08 002	Owner	CAGLE KRISTOPHER R	Last 2 Sales				
Class Code	Commercial		200 CARRINGTON WAY	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/15/2023	\$50000	LM	Q	
	KINGSLAND	Physical Address	S LEE ST	1/1/1990	0	NM	U	
Acres	1.1	Assessed Value	Value \$107625					

(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: 7/6/2026

Last Data Uploaded: 7/3/2026 7:10:07 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: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Special Use Permit

Background:

The parcel is located in C-1A Business Corridor District and a Special Use Permit is required for a mini-warehouse storage facility. The applicant proposes to have 8 to 10 mini-warehouses located in the rear of the property and also have two retail spaces in the front of the parcel, along with a flex-space office/garage for his catering business. The applicant will be required to have opaque fencing around the entire parcel and approved landscaping along the road frontage of the property.

Summary:

Kristopher Cagle, with Overkill Land Development LLC, is requesting approval of a SUP for parcel K25 08 002 to be able to operate a mini-warehouse storage facility. The parcel is located on the west side of S. Lee St. containing approx. 1.10 acres.

Zoning: C-2 (General Commercial) and located within the C-1A Business Corridor District.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Planning Staff recommends Approval.

Scott L. Kimball
Planning & Zoning Director

CAPITAL RECOVERY FEE PREPAYMENT AGREEMENT

This Capital Recovery Fee Prepayment Agreement (the “**Agreement**”) is entered into by and between the **City of Kingsland, Georgia**, a municipal corporation and political subdivision of the State of Georgia (the “**City**”) and **Haddock Road Development Company, LLC**, a Georgia limited liability company (the “**Developer**”).

RECITALS

WHEREAS, the City has adopted an ordinance and guidelines establishing procedures for the evaluation and approval of qualifying public-private projects (the “**Ordinance**”);

WHEREAS, there is a public need within the City for the expansion of public water and sewer transmission facilities, including a sewer lift station, along Haddock Road to serve existing and future demand;

WHEREAS, the Project (defined below) is located within the Tax Allocation District (defined below);

WHEREAS, the Project is not currently on the City’s planned construction list, and the City is agreeing to advance the Project in consideration of, among other things, the prepayment by the Developer of the City’s Capital Recovery Fees; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer agree as follows:

ARTICLE 1: DEFINITIONS

As used in this Agreement, the following terms have the meanings set forth below:

“**Building Permit**” means a residential building permit issued by the City for the construction of a Residential Dwelling Unit within the Property.

“**Capital Recovery Fee**” means the City's capital recovery fee for water and sewer service, as in effect from time to time, and includes any successor, renamed, or replacement fee of substantially similar purpose or function subsequently adopted by the City for the general purpose of funding capital costs associated with providing water and sewer service to new development — including, without limitation, any development impact fee adopted under the Georgia Development Impact Fee Act, O.C.G.A. § 36-71-4 et seq., to the extent applicable to water and sewer system improvements.

“**Change Order**” means a written instrument signed by both parties, after execution of this Agreement, authorizing a change in the Work, an adjustment in the Contract Sum, or an adjustment in the Project Schedule.

“**City**” means the City of Kingsland, a municipal corporation and political subdivision of the State of Georgia.

“Construction Documents” means the Utility Extension for the City of Kingsland Plan Set (Project No. K5000.138), dated November 18, 2025, and the Technical Specifications (Project No. K5000.138, dated November 2025), prepared by Carter & Sloope, as the same may be amended by Change Order.

“Contractor” means Underground Excavating, Inc., a Georgia corporation.

“Credit Pool” has the meaning stated in Section 2.3(a).

“CRF Credit Designation” means a written designation submitted by the Developer (or its permitted successor) to the City pursuant to Section 2.3, allocating one or more RHEs of CRF Credit to a specifically identified Residential Dwelling Unit within the Property.

“CRF Credits” means the credits against the City’s Capital Recovery Fees otherwise due for water and sewer service, established by the CRF Prepayment, in the aggregate amount of 195 RHEs.

“CRF Prepayment” means the prepayment by the Developer to the City of One Million Five Hundred Sixty Thousand and No/100 Dollars (\$1,560,000.00) on account of the City’s Capital Recovery Fees, as set forth in Article 2.

“Effective Date” means the date on which the last party signs this Agreement.

“Notice to Proceed” means the written notice from the City to the Contractor authorizing commencement of construction of the Work.

“Project” means the Exit 1 Utility Extension (Project No. K5000.138) as described in Article 2 of this Agreement and in the Construction Documents.

“Property” means the real property located east of Haddock Road within the Tax Allocation District that the Developer has the contractual right to acquire, more particularly described on Exhibit A.

“Redevelopment Powers Law” means the Redevelopment Powers Law of the State of Georgia, O.C.G.A. § 36-44-1 et seq., as amended from time to time.

“Residential Dwelling Unit” means any residential dwelling unit constructed within the Property, including single-family detached homes, townhomes, condominium units, and units within a multifamily structure (regardless of whether such multifamily structure is otherwise permitted under applicable City ordinances at the time of designation, subject to applicable law at the time of permit application).

“Residential Home Equivalent” (or “RHE”) means one residential connection used as the unit of measure for the City’s Capital Recovery Fees. For purposes of this Agreement, each Residential Dwelling Unit shall equal one RHE unless the parties otherwise agree in writing or as may be provided by the City’s then-applicable rate ordinance for non-single-family residential dwelling units.

“Tax Allocation District” means the Kingsland Tax Allocation District #1, created pursuant to the Redevelopment Powers Law.

“**Work**” means all labor, materials, equipment, services, and other items necessary to complete the Project in accordance with the Construction Documents and applicable laws.

ARTICLE 2: SCOPE OF THE PROJECT

Section 2.1. Description of the Project

The Project consists of the permitting and construction of the Exit 1 Utility Extension (Project No. K5000.138), generally comprising:

- (a) Installation of one (1) 1,080 GPM Duplex Submersible Sewer Pump Station with 25 HP pumps, including valve vault, emergency generator, and fencing;
- (b) Installation of approximately 6,700 linear feet of 12-inch DR13.5 HDPE Sewer Force Main via open cut and directional drill;
- (c) Installation of approximately 6,815 linear feet of 12-inch PVC Water Main (various types including C900, RJ, and FPVC);
- (d) Installation of approximately 3,275 linear feet of Gravity Sewer (12-inch and 15-inch PVC at various depths);
- (e) Installation of approximately 16 precast concrete manholes;
- (f) Jack and bore steel casing utility crossings under roadways;
- (g) Full implementation of erosion control best management practices; and
- (h) All associated valves, hydrants, services, connections, and appurtenances as detailed in the Construction Documents.

Section 2.2. Location

The Project will commence at the City’s existing infrastructure on the north end of Haddock Road and will extend south within the existing public right-of-way of Haddock Road to its intersection with St. Marys Road, terminating at the connection points for the Georgia Florida Gateway development parcels.

ARTICLE 3: CAPITAL RECOVERY FEE PREPAYMENT & CREDITS

Section 3.1. Prepayment Obligation

The Developer shall pay to the City the CRF Prepayment in the amount of One Million Five Hundred Sixty Thousand and No/100 Dollars (\$1,560,000.00) by wire transfer of immediately available by August 21, 2026. The CRF Prepayment represents an advance payment of the City’s Capital Recovery Fees for water and sewer service at the current rate of Eight Thousand and No/100 Dollars (\$8,000.00) per RHE for 195 RHEs.

Section 3.2. Consideration; Non-Refundability

The parties acknowledge and agree that the City’s acceptance of the CRF Prepayment is consideration for the City’s agreement to advance and accelerate the Project, which is not currently

on the City's planned construction list and which otherwise would not be undertaken by the City at this time. Subject only to Section 4.1, the CRF Prepayment is non-refundable under any circumstance, including, without limitation, if the Developer or any successor owner of all or any portion of the Property does not develop, delays development of, reduces development of, or abandons development of the Property.

Section 3.3. CRF Credits and Designation Pool

(a) **Establishment of Credit Pool:** Upon the City's receipt of the CRF Prepayment, the City shall establish a credit pool consisting of CRF Credits in the aggregate amount of 195 RHEs (the "**Credit Pool**"). The CRF Credits may be applied solely against the City's Capital Recovery Fees otherwise due for water and sewer service for Residential Dwelling Units constructed within the Property.

(b) **Designation Procedure:** The Developer (or its permitted successor under Section 3.5) may designate the application of CRF Credits to specific Residential Dwelling Units within the Property by filing with the City a CRF Credit Designation at or before the time of application for the Building Permit for the Residential Dwelling Unit in question. Each CRF Credit Designation shall identify (i) the lot or unit by unique identifier reasonably acceptable to the City, (ii) the number of RHEs being designated, and (iii) such other information as the City may reasonably require to administer the Credit Pool ledger.

(c) **Effect of Designation:** Upon the City's receipt of a valid CRF Credit Designation and the corresponding deduction from the Credit Pool ledger, the Capital Recovery Fee otherwise payable to the City for the designated Residential Dwelling Unit shall be deemed satisfied as to the prepaid portion (i.e., \$8,000.00 per RHE designated), subject to Section 3.4.

(d) **City Ledger:** The City shall maintain a running ledger of (i) the original Credit Pool balance, (ii) each CRF Credit Designation as received, (iii) the remaining Credit Pool balance after each designation, and (iv) the Residential Dwelling Unit to which each designated CRF Credit was applied. The Developer (and any successor owner) may request a copy of the ledger from the City upon reasonable notice.

Section 3.4. Future Rate Differential and Credit Value Upon Change in Fee Methodology

If, at the time of application for a Building Permit for a Residential Dwelling Unit to which a CRF Credit has been designated, the City's then-applicable Capital Recovery Fee rate per RHE exceeds \$8,000.00, the applicant for the Building Permit shall pay to the City, as a condition of issuance of the Building Permit, the amount equal to the difference between (i) the then-applicable rate per RHE and (ii) \$8,000.00, multiplied by the number of RHEs being designated for that Residential Dwelling Unit. The obligation to pay the rate differential under this Section 3.4 is the obligation of the Building Permit applicant and is not an obligation of the Developer. No cap or maximum applies to the rate differential payable under this Section 3.4.

Notwithstanding any change in the manner in which the Capital Recovery Fee is calculated, including any transition away from RHE as the applicable unit of measure, each designated CRF Credit shall provide a dollar-for-dollar credit of \$8,000.00 against the amount otherwise due under the then-applicable Capital Recovery Fee for the Residential Dwelling Unit to which it is designated. The City shall determine, in its sole and reasonable discretion, the manner in which undesignated RHE credits in the Credit Pool convert to the unit of measure used under any successor fee methodology. No refund, rebate, credit, offset, cash payment, or other remedy shall be due to the Developer or any successor owner on account of any such conversion, and this Section 3.4(b) does not create, and shall not be construed to create, any right to a refund or payment beyond the credit described in this Agreement.

Section 3.5. Successors; Assignment of Credit Rights

(a) **Transfer of Property:** The Developer may, upon and after its acquisition of the Property, sell, convey, or transfer all or any portion of the Property at any time. Upon any such transfer, the right to designate CRF Credits under Section 3.3 with respect to the transferred portion of the Property may run with title to such portion, provided that:

i. the Developer and the successor owner (or among successive transferees) have executed a written assignment and allocation agreement specifying (A) the portion of the Property being transferred (described by tax parcel identification number, legal description, or other identifier reasonably acceptable to the City), and (B) the number of RHEs of CRF Credit allocated to the transferred portion; and

ii. A fully executed copy of such assignment and allocation agreement has been delivered to the City.

(b) **City Reliance:** The City may rely on each duly delivered assignment and allocation agreement in administering the Credit Pool ledger and is under no obligation to investigate or determine the validity, completeness, or sufficiency of any such agreement. Disputes among the Developer and any successor owners regarding the allocation of CRF Credits are matters solely between such parties and do not affect the City's rights or obligations under this Agreement.

Section 3.6. Credit Pool Exhaustion

Once 195 RHEs of CRF Credits have been designated in the aggregate, the Credit Pool is exhausted, and all Building Permits and other applications for water and sewer service within or outside the Property thereafter are subject to the City's then-applicable capital recovery fees in full. The Credit Pool shall remain available, subject to the foregoing limit, until full build-out of the Property.

Section 3.7. Non-Transferability Outside the Property

Except as expressly provided in Sections 3.3 and 3.5, the CRF Prepayment and the associated CRF Credits are non-transferable and may not be assigned, credited, carried forward, or applied to any other project, parcel located outside the Property, phase, owner, or developer without the City's

prior written consent, which may be withheld in the City's sole discretion. No refund, rebate, credit, offset, or waiver applies unless expressly approved in writing by the City.

Section 3.8. No Effect on Other Fees

The CRF Credits apply only against the City's Capital Recovery Fees and have no effect on, and may not be applied against, any other fees, charges, taxes, or assessments imposed by the City or any other governmental authority in connection with the construction or occupancy of any Residential Dwelling Unit within the Property, including, without limitation, building permit fees, water/sewer tap fees, plan review fees, inspection fees, impact fees imposed under separate authority, or recurring water and sewer user fees.

ARTICLE 4: CONDITIONS, TERMINATION, AND REFUNDS

Section 4.1. Limited Refund

Notwithstanding Section 3.2, if the City has not issued a Notice to Proceed for the Project because (i) the City has made a determination that the anticipated tax allocation increment anticipated to be generated within the Tax Allocation District will not be sufficient to cover the City's payments for the Work, or (ii) the City has otherwise affirmatively determined, by action of the City Council, not to proceed with the Project, the City shall refund the full CRF Prepayment to the Developer, without interest, within sixty days after such determination. Upon issuance of the Project's Notice to Proceed, the CRF Prepayment becomes non-refundable in all events, including any subsequent termination of this Agreement for any reason.

Section 4.2. Termination by the City for Failure of CRF Prepayment

The City's obligation to proceed with the Project is conditioned upon the City's receipt of the CRF Prepayment from the Developer in accordance with Section 3.1. If the City has not received the CRF Prepayment within the three-day period specified in Section 3.1, the City may terminate this Agreement upon written notice to the Developer, in which event the Developer shall not have any claim against the City arising from such termination. Termination under this Section 4.2 is without liability to the City or any other party.

Section 4.3. Effect of Termination

Termination of this Agreement does not affect the Developer's rights to a refund of the CRF Prepayment, if applicable, under Section 4.1. Upon any termination of this Agreement after the Notice to Proceed for the Project has been issued, the CRF Prepayment is non-refundable in accordance with Section 3.2 and the CRF Credits established under Article 3 survive in accordance with their terms.

ARTICLE 5: REPRESENTATIONS AND GENERAL PROVISIONS

Section 5.1. Representations of Developer

The Developer represents and warrants to the City that:

(a) The Developer is duly organized, validly existing, and in good standing under the laws of the State of Georgia;

(b) The Developer holds a valid and enforceable contractual right to acquire the Property and, upon the closing of such acquisition, will hold fee simple title to the Property;

(c) The Developer has full power and authority to execute and deliver this Agreement and to perform its obligations under this Agreement; and

(d) This Agreement has been duly authorized, executed, and delivered by the Developer and constitutes a valid and binding obligation of the Developer enforceable in accordance with its terms.

Section 5.2. Governing Law

This Agreement is governed by and construed in accordance with the laws of the State of Georgia, without regard to conflicts of law principles.

Section 5.3. Entire Agreement

This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the City and the Developer on the subject matter of this Agreement and supersedes all prior negotiations, representations, and agreements relating to that subject matter.

Section 5.4. Amendments

This Agreement may not be amended except by a written instrument signed by both the City and the Developer.

Section 5.5. Notices

All notices under this Agreement must be in writing and are deemed given when delivered personally, sent by recognized overnight courier, or sent by certified mail, return receipt requested, to the following addresses:

If to the City:

City Manager

City of Kingsland

107 S Lee Street

Kingsland, Georgia 31548

If to the Developer:

Haddock Road Development Company, LLC

1209 East King Avenue

Kingsland, GA 31548

Attn: William H. Gross

Email: whgross@whgross.com

Copy to:

Hunter Maclean

200 E. Saint Julian Street

Savannah, GA 31401

Attn: Joey Strength

Email: jstrength@huntermaclean.com

Section 5.6. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions continue in full force and effect.

Section 5.7. Counterparts

This Agreement may be executed in counterparts, each of which is deemed an original and all of which together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[Signatures follow on next pages]

CITY OF KINGSLAND, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

Attest:

By: _____

City Clerk

[CITY SEAL]

Haddock Road Development Company, LLC,

a Georgia limited liability company

By: _____

Name: _____

Title: _____

Date: _____



July 21, 2026

City of Kingsland
Attn: Lee Spell
105 W William Ave
PO Box 250
Kingsland, GA 31548

RE: Addendum to Water Tank Maintenance Contract with Utility Service Co., Inc.

Dear Lee Spell:

This letter agreement shall serve as an addendum to the Water Tank Maintenance Contracts ("Original Contracts") described as follows:

Original Contract Date	Tank Name	Gallons	Type	Project #	Customer #
24-SEP-18	HARRIETTS BLUFF	500,000	PEDISPHERE	143141	6499
24-SEP-18	SOUTH GROVE BLVD	750,000	ELEVATED	143133	6499

The following Services shall be added to the Original Contracts:

HARRIETS BLUFF TANK

Logo

Utility Service Co, Inc. shall furnish and install (1) new logo on the Harriets Bluff Tank; Owner request we position the Northbound view slightly to the left compared to where the current logo sits. Owner wants to change color of the tank to True Blue and block out existing logo.

TERMS: The cost for the Services will be an additional \$69,397.00 ("Additional Fee") for the Harrietts Bluff Tank. The Additional Fee will be in addition to any annual fees set forth in the Original Contract. Billing for this addendum will begin September 1, 2026. Billing frequency shall remain annual.

The parties agree and understand that the Services defined herein are a one-time service, and any future Services will be at an additional cost to be negotiated by the parties.

BOTH TANKS

The current project schedule includes exterior rehabilitation of the South Grove Tank in 2028 and the Harrietts Bluff Tank in 2031. This addendum revises the schedule to advance the exterior rehabilitation of the Harrietts Bluff Tank to 2028 and defer the exterior rehabilitation of the South Grove Tank to 2031. Please be advised that upon doing this, the fees will also shift in timing but not in amount. The change in fee schedule is detailed below:

Project	Original Billing Year	Original Fee	Revised Billing Year	Revised Fee
Harrietts Bluff Tank	2030	\$49,752.00	2027	\$49,752.00
South Grove Tank	2027	\$97,959.00	2030	\$97,959.00

Should the City of Kingsland, GA elect to cancel this addendum and/or the Original Contract, then the then-current balance of the Additional Fee shall be due and payable within thirty (30) days of the notice to cancel. The payment of the then-current balance of annual fees shall be governed by the terms of the Original Contract. Any and all other aspects of the Original Contract not addressed in this addendum shall remain unmodified and in full force and effect.

I appreciate this opportunity and look forward to working with you in the future.

Sincerely,



Bradley Winkeler, P.E.
National Director of Operations

Note: This addendum and pricing shall expire automatically 90 days following the date of this Addendum Letter.

City of Kingsland, GA

Authorizing Signature: _____ **Title:** _____

The above signatory certifies that he or she is duly authorized to sign this Addendum on behalf of the entity(ies) represented.

Printed Name: _____ **Date:** _____

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: 107 044

PROJECT 2026070235 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11112430-GPC9596-VBS-GP510E01625
NAME OF LINE/PROJECT: **KINGSLAND WASTE WATER TREATMENT PLANT- GROSS ROAD- KINGSLAND
(CAMDEN COUNTY) - DISTRIBUTION LINE**

PARCEL NUMBER 001

STATE OF GEORGIA
CAMDEN COUNTY

EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **THE CITY OF KINGSLAND** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **PO Box 250, Kingsland, GA 31548-0250**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at GROSS RD, KINGSLAND, GA 31548 (Tax Parcel ID No. 107 044) in the 1606 GMD (Georgia Militia District) of **Camden** County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, (b) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A," and (c) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitation cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A."

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication

PARCEL 001 NAME OF **KINGSLAND WASTE WATER TREATMENT PLANT- GROSS**
 LINE/PROJECT: **ROAD- KINGSLAND (CAMDEN COUNTY) - DISTRIBUTION**
 LINE

facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001 NAME OF KINGSLAND WASTE WATER TREATMENT PLANT- GROSS
 LINE/PROJECT: ROAD- KINGSLAND (CAMDEN COUNTY) - DISTRIBUTION
 LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the THE CITY OF KINGSLAND
presence of:

_____	By: _____ (SEAL)
Witness	Name: _____
	Title: _____
_____	Attest: _____ (SEAL)
Notary Public	Name: _____
	Title: _____

[CORPORATE SEAL]

****Red line represents GPC underground distribution line – easement area is 10' feet each side of the proposed distribution line.**

Exhibit "A"



REVISIONS:
03/26/20 LIMS

WATER TREATMENT PLANT NO. 3
FOR THE
CITY OF KINGSLAND
CAMDEN COUNTY, GEORGIA

Georgia Power

Carter & Sloop
CONSULTING ENGINEER
MACON ♦ ATHENS ♦ CANTON ♦ MOBILE
24 1st AVENUE S.E. MONROIE, GA 31706 229.468.8433 TEL 229.468.8447 FAX
CAL COA LICENSE #P201004 EXPIRES 1/30/2026

CONSTRUCTION SKETCH

KINGSLAND WWTP
755 GROSS RD

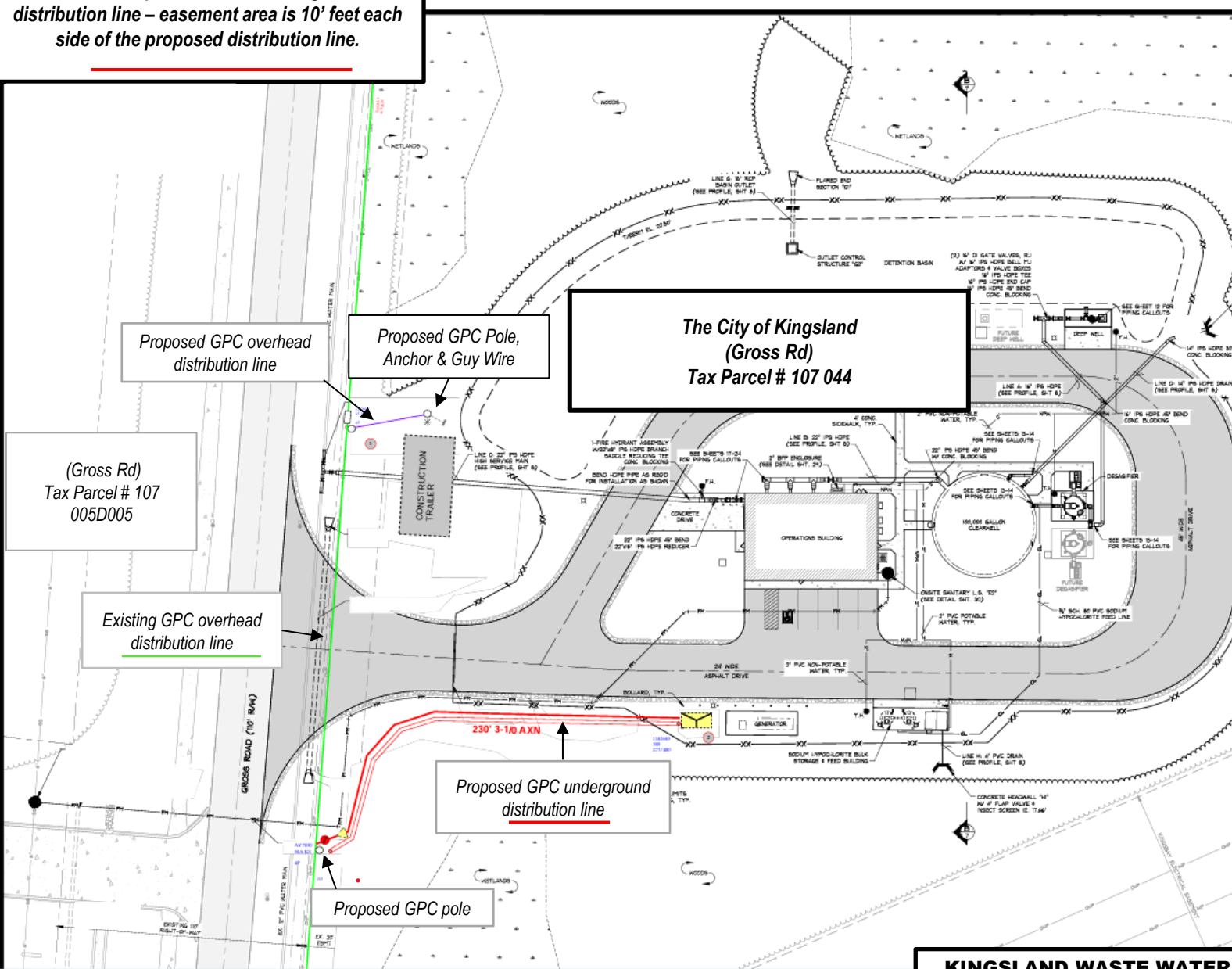
PROJECT: 11112420
TASK: CIP/SD/1221
JETS REF: 306224

SUBSTATION: KINGSLAND
CIRCUIT: X3882
VOLTAGE: 12.47KV
SWP: RECLOSER R4288
DEVICES: TLN 1182884

ENGINEER: JACKSON NEWBERRY
PHONE: 912-230-0286
DATE: REVISION: -

SITE HAZARDS:

GAB11 LOCATES
TICKET:
EFFECTIVE:
EXPIRES:





ESTIMATE

IOE USA
9575 NW 174th St
Hialeah FL 33018-6735 USA

BILL TO
City of Kingsland
Finance Department
Attn: Hannah Smith, Purchasing
Director
Kingsland, Georgia 31548
United States of America

SHIP TO
Kingsland Georgia 31548
United States of America

DATE	EXPIRATION	ESTIMATE #
7/30/2026	8/31/2026	1052

DESCRIPTION	PRODUCT TAG	QTY	RATE	AMOUNT
Project:Project One-Time Item:U1112-L-Shaped Desk				
6' x 6' L-shaped desk (includes BBF and FF pedestal)		4.00	1,370.42	5,481.68
Stock:Seating:IQ2GM.MB.CA15.SB.BF — Q2 Guest Chair				
Q2 Guest Chair Black		8.00	281.02	2,248.16
Stock:Seating:IL-401.LE10 — Attend Lounge Club Chair				
1 Seat Attend Lounge Club Chair Black		4.00	494.64	1,978.56
Project:Project One-Time Item:U1112-Training Chair				
Flip-seat training chair		16.00	192.82	3,085.12
Project:Project One-Time Item:U1112-Training Table				
Flip-top training table		8.00	339.82	2,718.56
Project:Project One-Time Item:U1112-Podium				
18" x 25" x 46" podium		1.00	523.24	523.24
Project:Project One-Time Item:U1112-Print Station				
24" x 36" x 29" desk shell		4.00	728.92	2,915.68
Stock:Seating:IM-760M.ME10 — Architect Executive Mesh				
Architect Executive Black Mesh		2.00	545.13	1,090.26

SUBTOTAL	20,041.26
DISCOUNT	

TOTAL USD	20,041.26
------------------	------------------

IOE USA
9575 NW 174th St
Hialeah FL 33018-6735 USA

DATE	EXPIRATION	ESTIMATE #
7/30/2026	8/31/2026	1052

Terms and Conditions

1. Scope Confirmation

1.1 The client confirms that the specifications, quantities, finishes, and configurations listed in the furniture schedule and drawings are accurate and final.

1.2 Any deviations from this package post-sign-off may result in pricing adjustments and timeline impacts.

2. Change Orders

2.1 Changes requested after sign-off must be submitted in writing and will be treated as change orders.

2.2 All change orders are subject to approval, additional costs, and revised lead times.

3. Pricing Validity

3.1 All quotations are valid for a period of thirty **(30) days** from the date of issue unless otherwise stated in writing. Prices and terms are subject to change without notice after this period.

4. Lead Times & Scheduling

4.1 Production and delivery lead times are based on ICON manufacturer timelines.

4.2 Installation schedules are subject to change based on site & product readiness.

4.3 Standard lead time is 16 weeks which begins only after the sign-off or purchase order has been received

5. Delivery & Installation

5.1 Standard delivery and installation is noted in the estimate.

5.2 Additional charges may apply for non-standard site conditions (e.g., union labor, after-hours work, difficult site access).

5.3 Clients must ensure clear access and site readiness by the scheduled delivery date.

6. Client Responsibilities

6.1 The client is responsible for verifying all site dimensions and conditions (This could include: availability of a loading dock, completion of construction or site readiness to receive the furniture, access to electricity, water, and washrooms, is on-site parking available)

6.2 The client must report any damages or deficiencies within **48 hours** of installation completion.

7. Product Warranty

7.1 All products are covered under ICON's standard warranty.

7.2 Warranty claims must be submitted with appropriate documentation and photos.

8. Payment Terms - 50/40/10

8.1 A **50% deposit** is due upon sign-off.

8.2 A **40% balance** is due on the first day of delivery, as outlined in the invoice.

8.3 The **remaining 10%** is due upon project completion

9. Retention of Title

9.1 All goods remain the property of Icon Office Environments until payment is received in full.

10. Cancellations



ESTIMATE

IOE USA
9575 NW 174th St
Hialeah FL 33018-6735 USA

DATE	EXPIRATION	ESTIMATE #
7/30/2026	8/31/2026	1052

10.1 Orders cannot be canceled after final sign-off. If an order is canceled after sign-off, the deposit will be forfeited.

11. Force Majeure

11.1 Icon Office Environments is not liable for delays or failure to deliver due to causes beyond our control, including production delays, labor disputes, transportation disruptions, or acts of nature.



Bid Tabulation
Lions Park Redevelopment
8/4/2026

Vendors	Bent Pine Construction	C. Merrill	K & G Construction	Lavender & Associates, Inc	Samet Corporation
Base Bid	\$ 7,272,382	\$ 7,629,000	\$ 7,154,720	\$ 7,684,405	\$ 8,101,464
Total Days to Completion	486	300	231	300	195

The following value engineering options were included with the proposal submittals. Additional value engineering opportunities may be identified after award and will be negotiated with the selected proposer. All value engineering are subject to Owner approval. Alternate prices shall remain firm in conjunction with base bid. The Owner reserves the right to accept any combination of independent alternates and adjust the contract price accordingly.

Value Engineering Submitted	Bent Pine Construction	C. Merrill	K & G Construction	Lavender & Associates, Inc	Samet Corporation
Backstop & Netting				\$ (173,190)	
Ballfield Sod			listed	\$ (11,500)	
Bat/Helmet Bins				\$ (68,990)	
Batting Tunnels				\$ (36,739)	
Court Surfacing	\$ (15,000)				
Dugout Benches				\$ (73,310)	
Dugouts				\$ (115,920)	
Dura Edge Infield Mix to Maulk					
Infield Mix/Warning Track	\$ (250,000)		listed	\$ (262,630)	
Nyloplast cleanouts under			listed		
Playground Equipment	\$ (15,000)				
Plumbing	\$ (27,300)				
post award V.E.		listed			
Remove Bricks from mounds & batter's boxes			listed		
Roof	\$ (30,000)				
Sports Equipment	\$ (300,000)				
Value Engineering Total	\$ (637,300)	\$ -	\$ -	\$ (742,279)	\$ -

RFP was advertised on City website and GPR.



Bid Tabulation
Wheel Balancer
8/4/26

Vendors	Total Cost
O'Reilly Auto Parts	\$ 9,059.00
Mohawk Lifts	\$ 12,518.54
SnapOn Industrial	\$ 11,612.79